

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$111.00
12 PGS



2008042324
06/13/2008 04:22 PM

PLAT IDENTIFICATION SHEET

Castle Rock Development Co
Grantor (owner)

Grantor (owner)

Meadows 20 Phase 1 Amendment 2 Lot 1A & Tract A Block 2
Grantee (name of plat or condo) Final PD Site Plan

Grantee (name of plat or condo)

Subdivision Info: Filing 20 Lot 1A Block 2
Tract A

Condo Info: Phase _____ Bldg _____ Unit _____

Section _____ Township _____ Range _____

Cross Reference numbers: (reception #s or book and page)

2004081483 _____

2004081485 _____

GENERAL NOTES:

- 1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM...
2. PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN...
3. ACCORDING TO FIRM MAP 08035C0169F DATED SEPTEMBER 30, 2005, THE SITE LIES IN ZONE X; OUTSIDE OF THE 100 YEAR FLOOD PLAIN...
4. ANY PARKING LOT, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CO'S...
5. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT...
6. APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS...
7. MODIFICATIONS THAT DO NOT ALTER INTENT OF THE BUILDINGS, SIGNAGE, LANDSCAPE AND PARKING IMPROVEMENTS DO NOT CONSTITUTE AMENDMENTS TO FINAL PD SITE PLAN...
8. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN...
9. THESE PLANS ARE ON NAVD 1988 DATUM...
10. TRACTS MAY INCLUDE ALL USES PERMITTED WITHIN TOWN CENTER (TC) ZONING - THE MEADOWS PRELIMINARY P.D. SITE PLAN - FOURTH AMENDMENT PD ZONING REGULATIONS...
11. UTILITY EASEMENTS FOR DRY UTILITIES (E.G. GAS, TELEPHONE, POWER) WILL BE RECORDED BY SEPARATE DOCUMENT IN TRACT A AND TRACT B, TO THE EXTENT POSSIBLE, DRY UTILITIES SHALL NOT BE INSTALLED IN OTHER UTILITY OR DRAINAGE EASEMENTS, EXCEPT AS NECESSARY TO SERVE THE TOWN CENTER AND BY DESIGN AND SUBSEQUENT TO APPROVAL BY TOWN STAFF...
12. WHILE EACH LOT MAY VARY FROM THE 10% LANDSCAPING REQUIREMENT, EACH BLOCK MUST MEET OR EXCEED 10% LANDSCAPING REQUIREMENT...
13. EARTHWORK GRADING FOR THIS PROJECT HAS BEEN APPROVED BY THE MEADOWS FILING 20, PHASE 1 CONSTRUCTION PLAN. HOWEVER, MINOR SITE GRADING MAY BE REQUIRED BY THE CONTRACTOR DEPENDING ON THE ELEVATION OF THE AGREED UPON FINISHED PAD GRADE, GEOTECHNICAL PAVEMENT AND SIDEWALK SECTIONS, AND FOUNDATION SPECIFICATIONS. CONTRACTOR MAY NOT USE THIS DOCUMENT AS A BASIS FOR GRADING ESTIMATIONS.

LEGAL DESCRIPTION:

LOT 1A AND TRACT A, BLOCK 2, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARING:

BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO AS BEING NORTH 00°04'44" EAST A DISTANCE OF 2629.60 FEET;
-THE EAST QUARTER CORNER BEING A FOUND 3.25" ALUM. CAP, LS 14166.
-THE SOUTHEAST CORNER BEING A FOUND 2.5" ALUM. CAP, LS 17686.

BENCHMARK:

THE PROJECT BENCHMARK IS A FOUND 3" DOUGLAS COUNTY CONTROL POINT BRASS CAP IN CONCRETE STAMPED 2-015030 LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. BENCHMARK ELEVATION BEING 6082.17 FEET, NAVD 1988 DATUM.

CONTACTS

DEVELOPER
CASTLE ROCK DEVELOPMENT
3033 E. FIRST AVE., SUITE 410
DENVER, COLORADO 80206
ATTN: GREG MEETER
(303) 394-5500
FAX (303) 394-5508

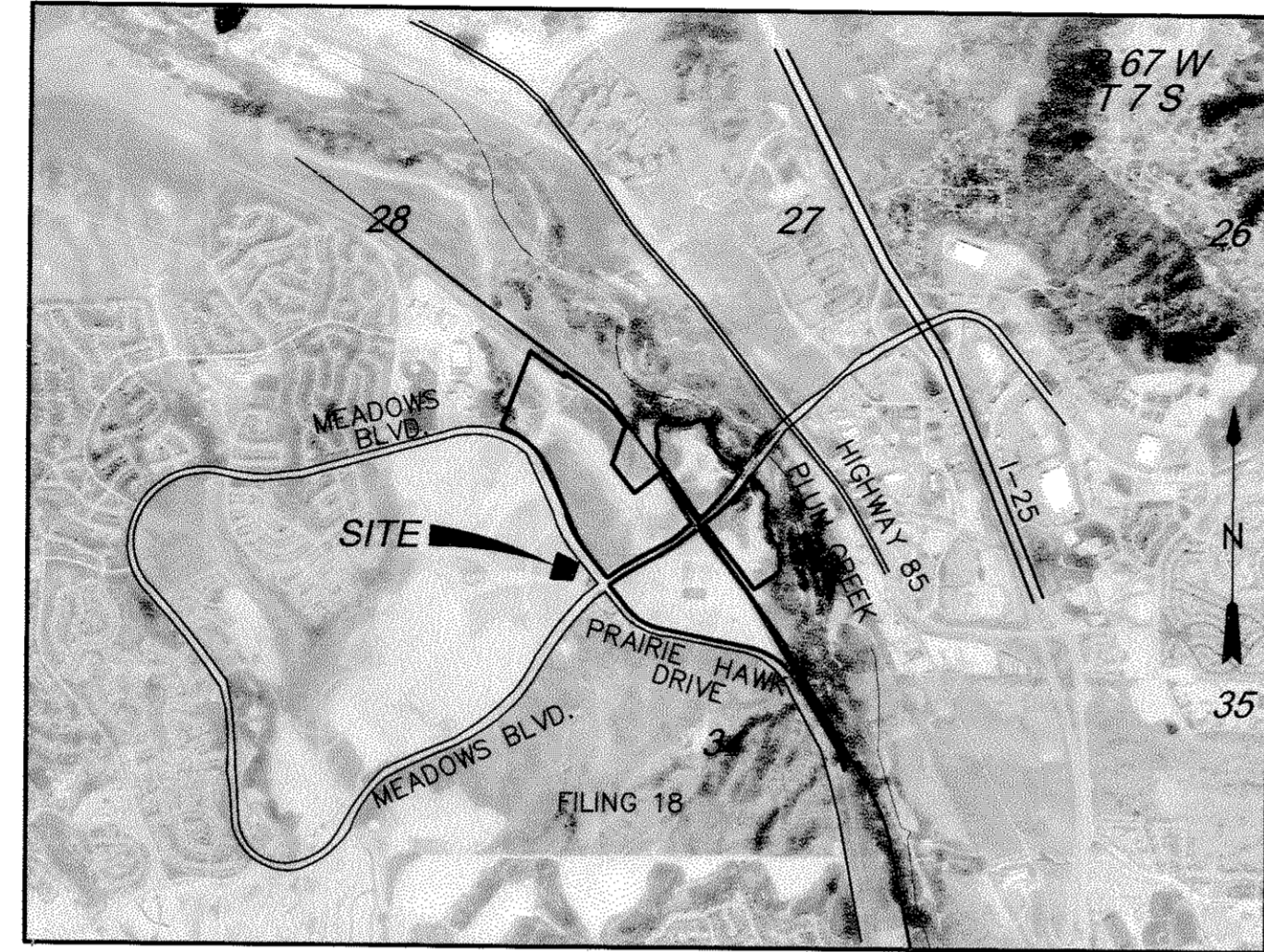
CIVIL ENGINEER/SURVEYOR
CVL CONSULTANTS OF COLORADO, INC.
7901 E. BELLEVUE AVENUE, SUITE 150
ENGLEWOOD, CO 80111
ATTN: BRIAN R. HALL, P.E.
(720) 482-9526
FAX (720) 482-9546

ARCHITECT
HB&A
102 EAST MORENO AVENUE
COLORADO SPRINGS, CO 80903
ATTN: STEVE POWELL, A.I.A.
(719) 473-7063
FAX (719) 473-7092

LANDSCAPE ARCHITECT
DHM DESIGN
1390 LAWRENCE STREET, SUITE 100
DENVER, CO 80204
ATTN: BILL NEUMANN
(303) 892-5566
FAX (303) 892-4984

LIENHOLDERS
CALIFORNIA BANK AND TRUST
11622 EL CAMINO REAL, SUITE 200
SAN DIEGO, CALIFORNIA 92130
CASTLE ROCK LAND CO., LLC
3033 EAST 1ST AVENUE #410
DENVER, CO 80206

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO.2
LOT 1A AND TRACT A, BLOCK 2
FINAL PD SITE PLAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 11



VICINITY MAP

2000 1000 0 2000 4000

LAND USE SUMMARY:

TRACT A AND LOT 1A

1A. GROSS FLOOR AREA:

1st FLOOR RETAIL = 13,564 S.F.
BUILDING 1-A & 1-B
2nd FLOOR OFFICE = 13,564 S.F.
BUILDING 1-A & 1-B

1B. USEABLE AREA:

1st FLOOR RETAIL = 11,199 S.F.
BUILDING 1-A & 1-B
2nd FLOOR OFFICE = 11,442 S.F.
BUILDING 1-A & 1-B

2. BUILDING SEPARATION: 0'

3. SINGLE FAMILY EQUIVALENTS:

(1) 1-1/2" DOMESTIC TAP = 4 SFE
(1) 3/4" IRRIGATION TAP = 1 SFE
5 SFE

4. PARKING SPACES:

PROVIDED = 64 (INCLUDING 4 HANDICAP STALLS)
REQUIRED = 64
1ST FLOOR RETAIL @ 4/1000 (11,199 S.F.) = 45 (2 BUILDINGS)
2ND FLOOR OFFICE @ 3/1000 (11,442 S.F.) = 35 (2 BUILDINGS)
SUBTOTAL = 80
LESS 20% CROSS-USE PARKING REDUCTION = -16

5. MAXIMUM HEIGHT OF ALL BUILDINGS: 60', PROPOSED HEIGHT = 47'

6. SITE UTILIZATION: TOWN CENTER

A. TRACT A ACCESS DRIVE 3,483 SQ.FT.
B. GROSS SITE AREA
BUILDING: 13,564 SQ.FT. (26.6%)
PAVEMENT/PARKING: 19,944 SQ.FT. (39.1%)
HARDSCAPE (TOTAL): 12,033 SQ.FT. (23.6%)
IRRIGATED LANDSCAPE (TOTAL): 5,491 SQ.FT. (10.7%)
NON-IRRIGATED LANDSCAPE (TOTAL): 0 SQ.FT. (0.0%)
TOTAL GROSS SITE AREA 51,032 SQ.FT. (100.0%)
C. TOTAL SITE UTILIZATION (A+B): 54,515 SQ.FT.

SHEET INDEX:

- 1 - COVER SHEET
2 - SITE AND UTILITY PLAN
3 - GRADING PLAN
4 - MERCANTILE BUILDING ELEVATIONS
5 - AMBROSIA BUILDING ELEVATIONS
6 - LANDSCAPE PLAN
7 - LANDSCAPE DETAILS AND NOTES
8 - LANDSCAPE DETAILS AND NOTES
9 - IRRIGATION PLAN
10 - IRRIGATION DETAILS
11 - LIGHTING PLAN

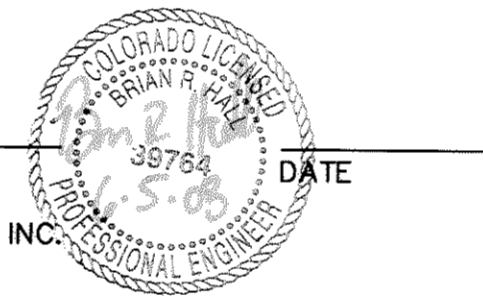
WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THE SUBDIVISIONS IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT. RECORDED ON JULY 20, 2003 AT RECEPTION NO. 2003102970 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 5 SFE ARE DEBITED FROM THE WATER BANK.

CIVIL ENGINEER CERTIFICATION:

I, BRIAN R. HALL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS FINAL PD SITE PLAN AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

BRIAN R. HALL PE NO. 39764
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.



TOWN CERTIFICATION:

THIS FINAL PD SITE PLAN AMENDMENT WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12 DAY OF June, 2008.

DIRECTOR OF DEVELOPMENT SERVICES

6-12-08
DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS FINAL PD SITE PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:24 P.M. ON THE 12 DAY OF June, 2008 AT RECEPTION NO. 2008042324

DOUGLAS COUNTY CLERK AND RECORDER

BY: Deanne Adams
DEPUTY

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK "STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC WORKS" AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

CAUTION - NOTICE TO CONTRACTOR

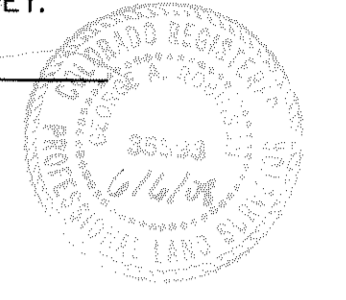
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTERS AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SURVEYOR'S CERTIFICATE:

I, GEORGE A. ROBINSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2, LOT 1A AND TRACT A, BLOCK 2 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

GEORGE A. ROBINSON
PLS NO. 35593
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.

DATE



OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2, LOT 1A AND TRACT A, BLOCK 2 IN THE TOWN OF CASTLE ROCK.

BY:
CASTLE ROCK DEVELOPMENT COMPANY,
A COLORADO CORPORATION

SIGNED THIS 10th DAY OF June, 2008

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF June, 2008 BY

WITNESS MY HAND AND SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/26/08



LIENHOLDER SUBORDINATION CERTIFICATION:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2, LOT 1A AND TRACT A, BLOCK 2 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARIES OF THE LIENS CREATED BY INSTRUMENTS RECORDED ON AUGUST 5, 2004 AT RECEPTION NOS. 2004081483 AND 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

CASTLE ROCK LAND CO., LLC
A COLORADO LIMITED LIABILITY COMPANY

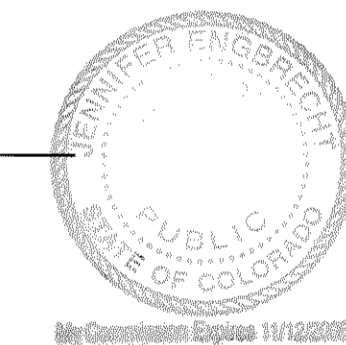
CALIFORNIA BANK & TRUST

SIGNED THIS 10th DAY OF June, 2008

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF June, 2008

WITNESS MY HAND AND SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/26/08



TITLE CERTIFICATION:

I, George A. Robinson, an authorized representative of Land Title Guarantea Co., a title insurance company licensed to do business in the state of Colorado, have made an examination of the public records and state that all owners, mortgagees, and lienholders of the property are listed in the certificate of ownership and lienholder subordination certificate.

SIGNED THIS 11th DAY OF June, 2008

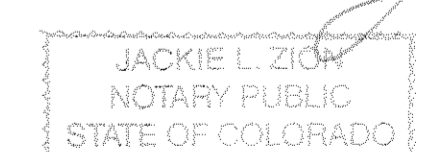
George A. Robinson
AUTHORIZED REPRESENTATIVE

Land Title Guarantea Company
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF June, 2008

WITNESS MY HAND AND SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-26-2011



CIVIL ENGINEER/SURVEYOR

CVL
CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
7901 E. Bellevue Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

SUBMITTAL DATE: JUNE 5, 2008

THE MEADOWS FILING NO. 20,

PHASE 1, AMENDMENT NO. 2

LOT 1A AND TRACT A, BLOCK 2

FINAL PD SITE PLAN

COVER SHEET

SHEET 1 OF 11

(FPD 08-002)

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO.2

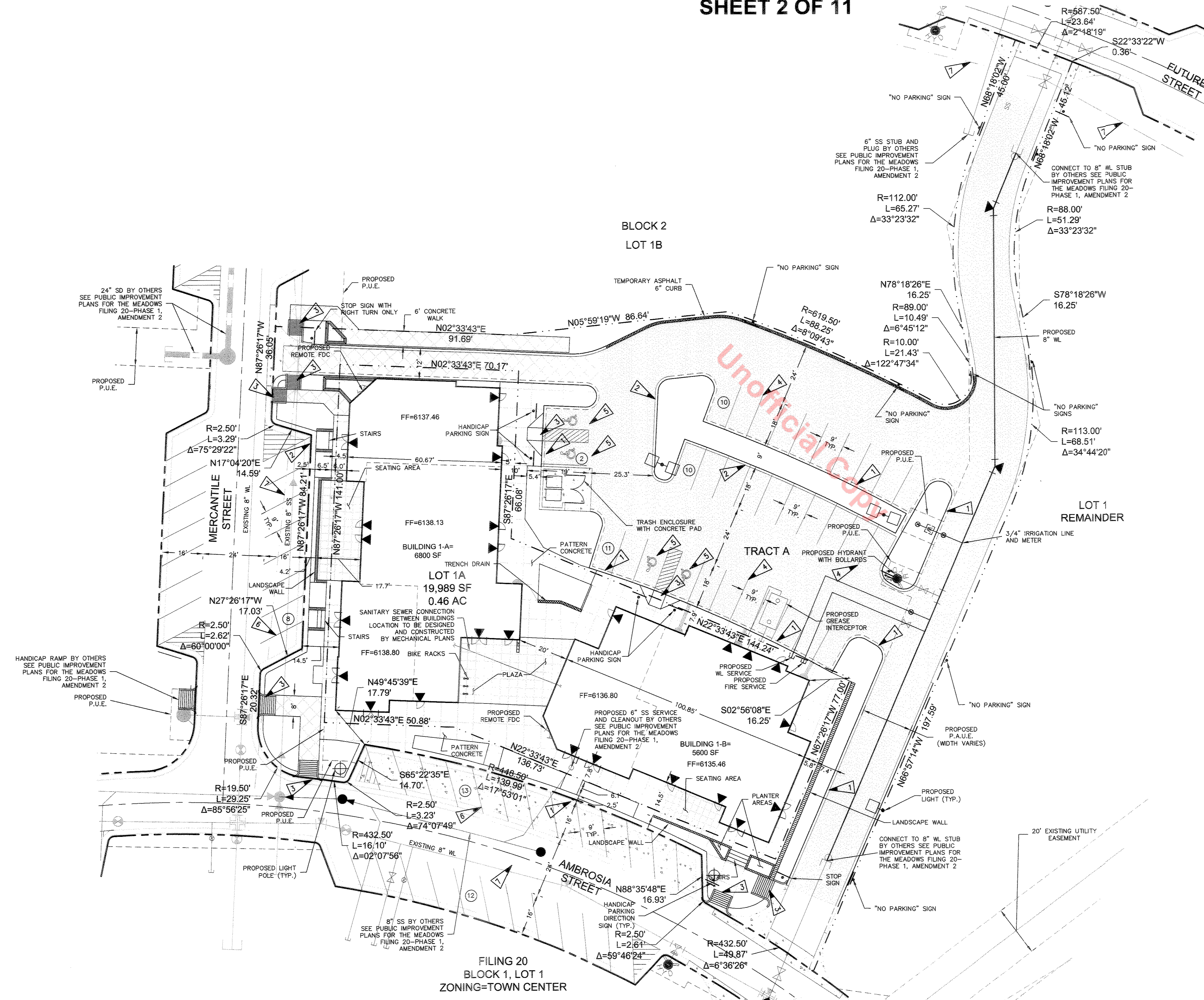
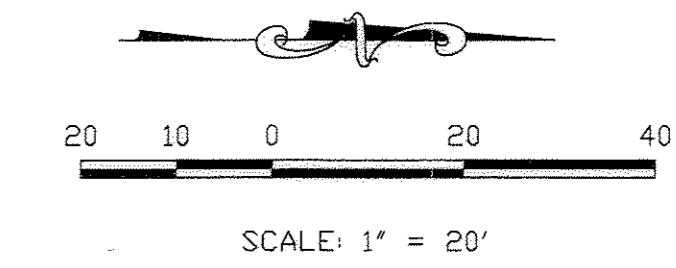
LOT 1A AND TRACT A, BLOCK 2

FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 11

LEGEND	
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	ASPHALT PAVEMENT
	PATTERNED HARDSCAPE
	PLAZA
	PARKING STALL COUNT
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED WATERLINE
	EXISTING SANITARY LINE
	EXISTING SANITARY LINE CLEANOUT
	PROPOSED SANITARY LINE
	SPILL CURB
	CATCH CURB
	HANDICAP RAMP
	STANDARD 9'x18' PARKING STALL
	HANDICAP PARKING AREA 9'x18' PARKING STALLS WITH 5' WIDE STRIPING STALL
	60° DIAGONAL PARKING STALL
	SITE TRIANGLE
	PROPOSED LIGHTS
	PROPOSED LANDSCAPE WALL
	PROPOSED EASEMENT
	EXISTING EASEMENT

P.U.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT
P.A.U.E. - PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT



PARKING SUMMARY

PARKING REQUIRED - BLOCK 2, LOT 1A =	64 SPACES
OFFSTREET PARKING PROVIDED - BLOCK 2, LOT 1A =	33 SPACES (INCLUDING 4 HANDICAP)
ONSTREET PARKING ALLOCATED - BLOCK 2, LOT 1A =	31 SPACES
*ONSTREET PARKING REMAINING (BLOCKS 1, 2, AND 3) =	78 SPACES

*ONSTREET PARKING REFERS TO ALL PARKING PROVIDED ON AMBROSIA STREET, MERCANTILE STREET (FROM AMBROSIA STREET TO FUTURE STREET) AND FUTURE STREET FROM MERCANTILE STREET NORTH TO MEADOWS BOULEVARD.

P.A.E. = PUBLIC ACCESS EASEMENT
P.A.U.E. = PUBLIC ACCESS, UTILITY, AND DRAINAGE EASEMENT

FILING 20
BLOCK 1, LOT 1
ZONING=TOWN CENTER

CIVIL ENGINEER/SURVEYOR

CYL
CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING

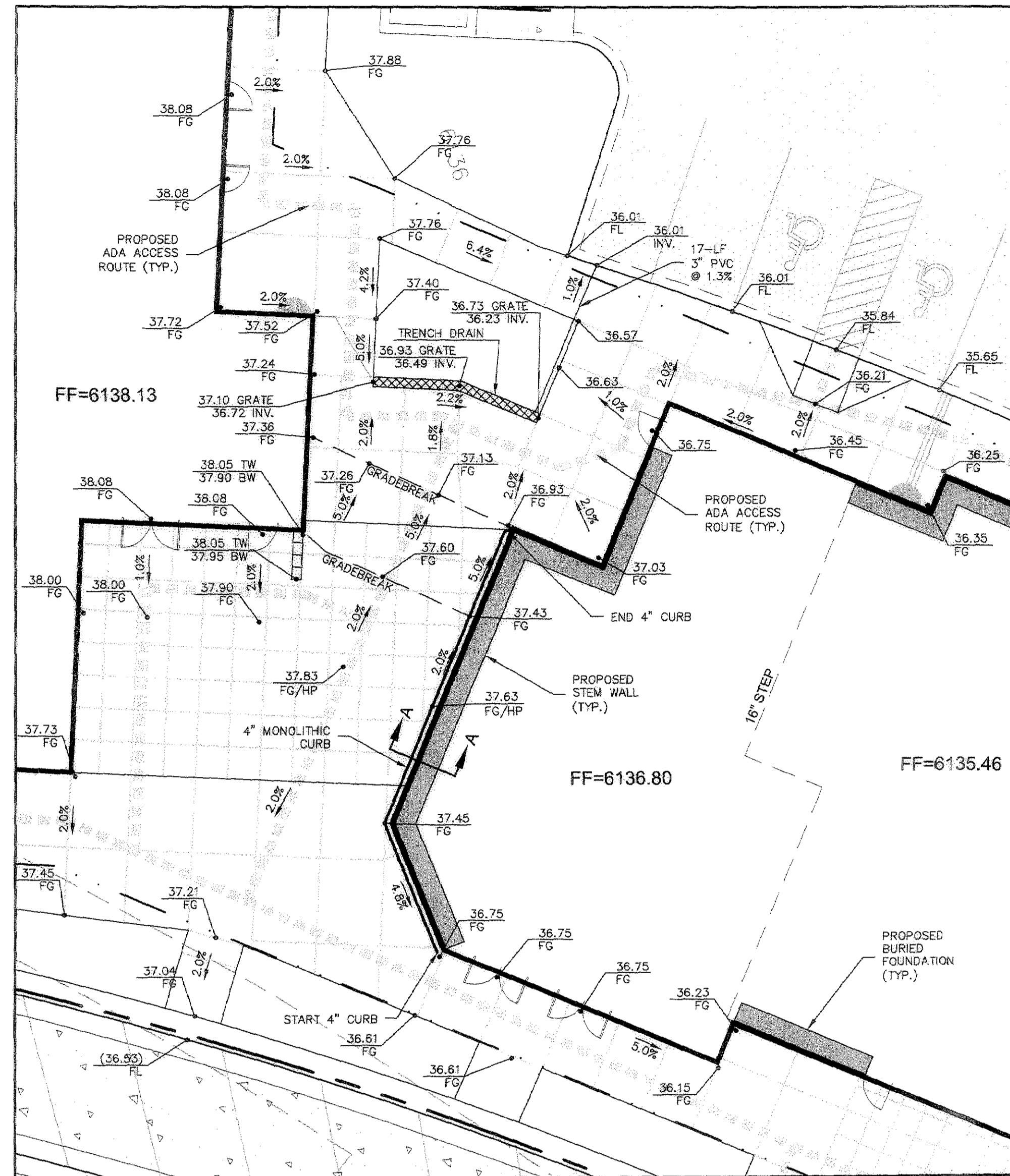
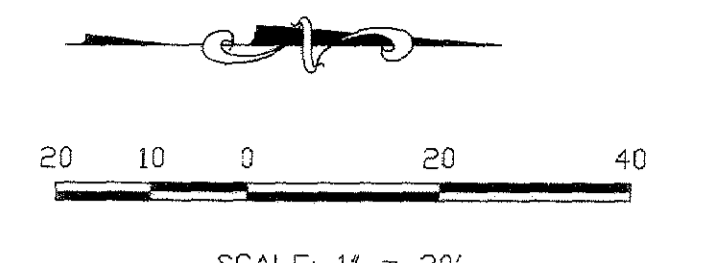
7901 E. Belleview Avenue Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546
SUBMITTAL DATE: JUNE 5, 2008
THE MEADOWS FILING NO. 20,
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LOT 1A AND TRACT A, BLOCK 2
FINAL PD SITE PLAN
SITE AND UTILITY PLAN
SHEET 2 OF 11

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO.2

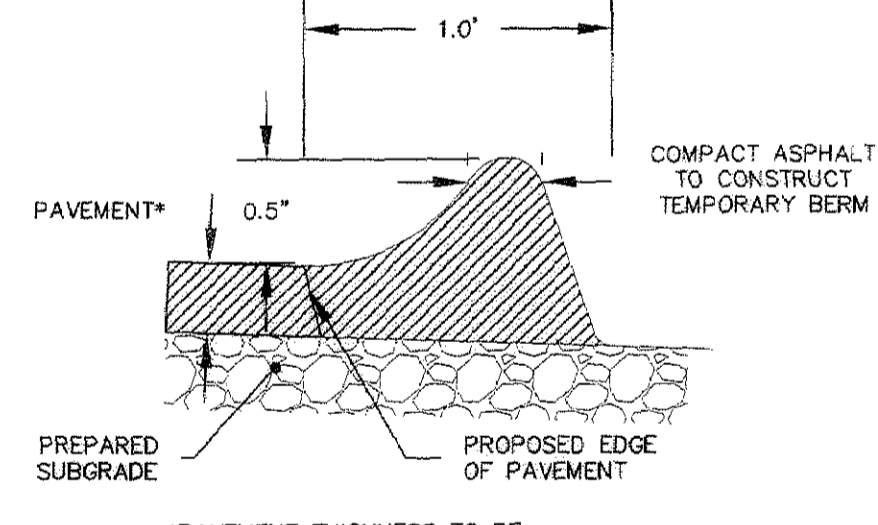
LOT 1A AND TRACT A, BLOCK 2

FINAL PD SITE PLAN

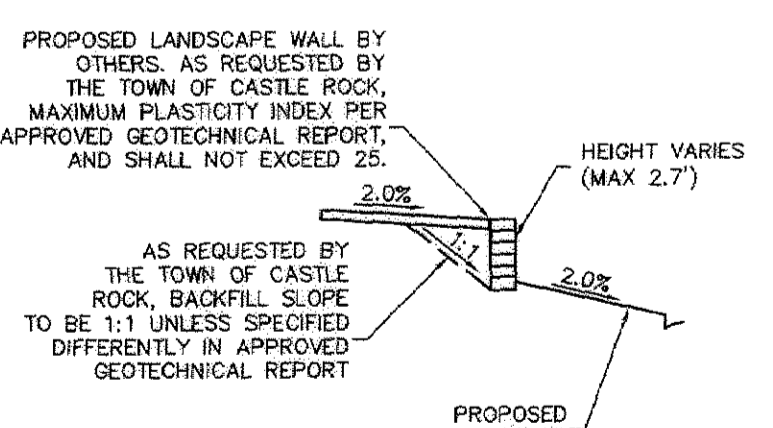
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 11



DETAIL A
SCALE: 1"=10'

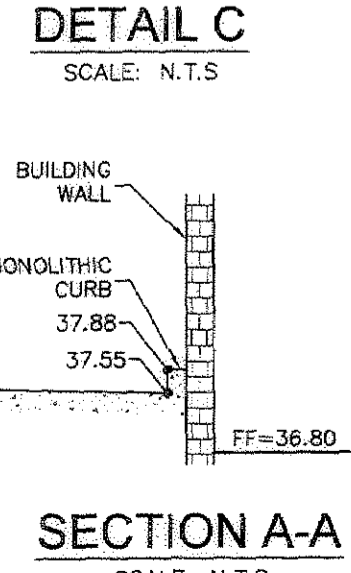


DETAIL B
SCALE: N.T.S

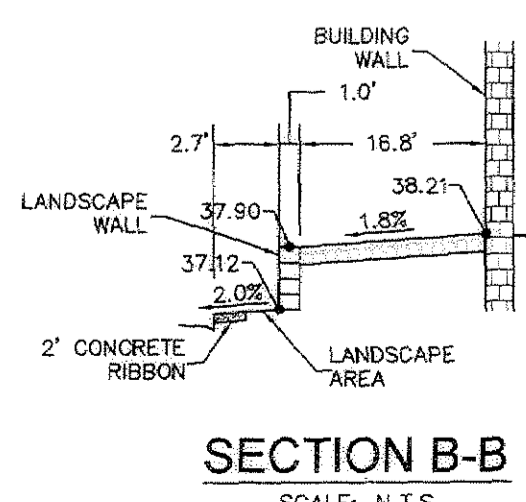


DETAIL C
SCALE: N.T.S

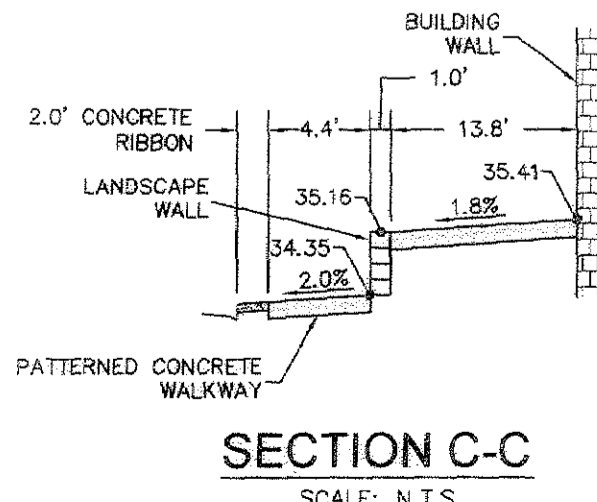
LEGEND	
	EXISTING MANHOLE
	FLOW ARROW
	EXISTING STORM DRAINAGE PIPE
	PROPOSED STORM DRAINAGE PIPE
	PROPERTY LINE
	EXISTING MAJOR CONTOURS
	PROPOSED MAJOR CONTOURS
	RIGHT OF WAY LINE
	SPILL CURB
	CATCH CURB
	PROPOSED ADA ACCESS ROUTE
	PROPOSED BURIED FOUNDATION
	PROPOSED PROPOSED ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED LANDSCAPE WALL



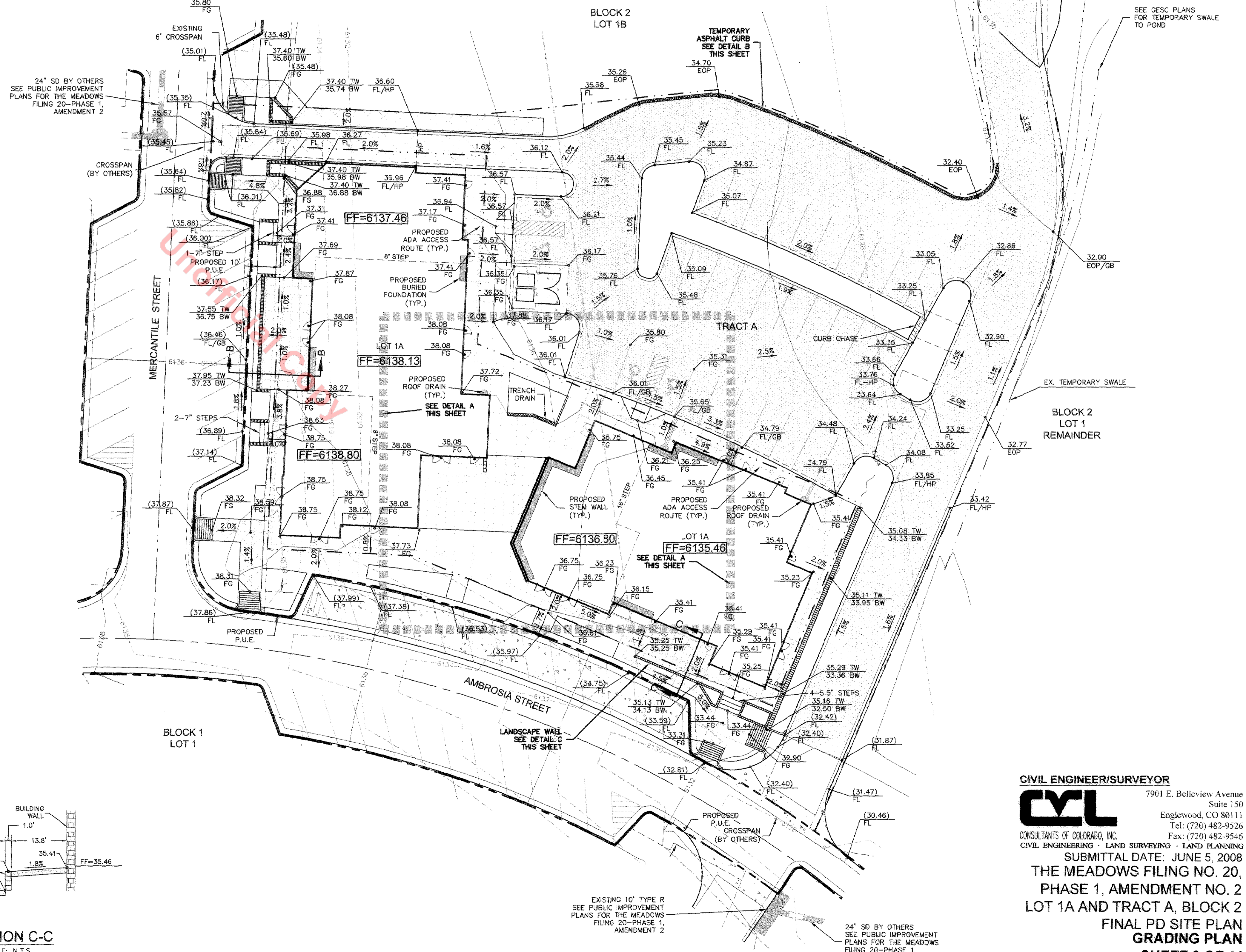
SECTION A-A
SCALE: N.T.S



SECTION B-B
SCALE: N.T.S



SECTION C-C
SCALE: N.T.S



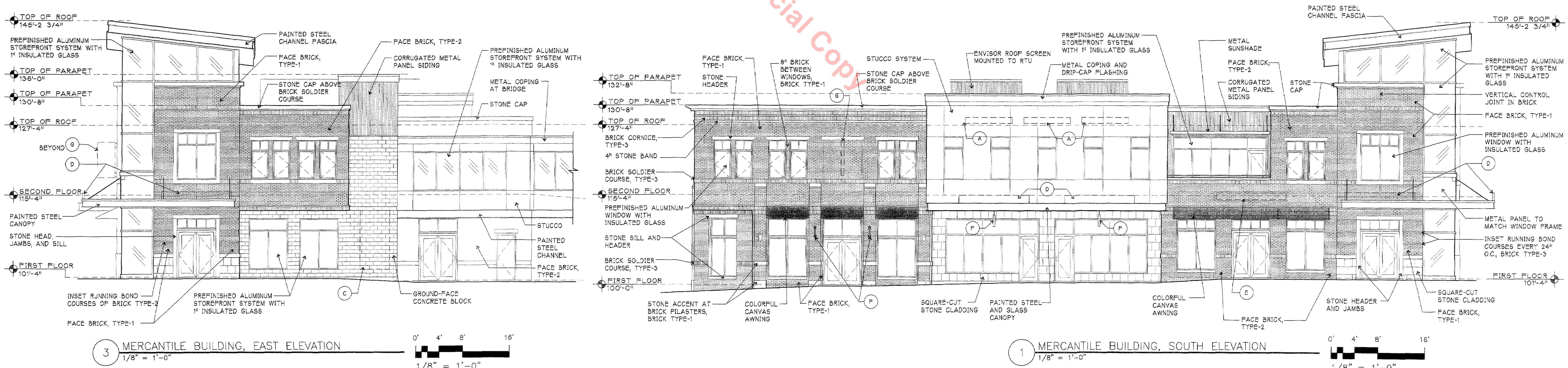
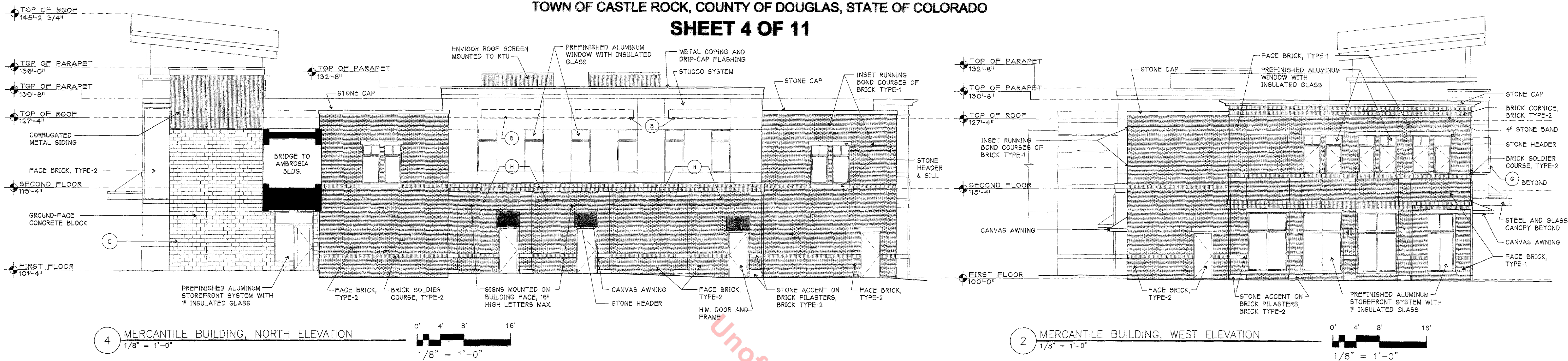
CIVIL ENGINEER/SURVEYOR
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LOT 1A AND TRACT A, BLOCK 2
FINAL PD SITE PLAN
GRADING PLAN
SHEET 3 OF 11

I:\Projects\30101307\Draw\Block 2 - Lot 1A\Final\Site Plan\03-READING PLAN-BLOCK 2 - 10' - 1.dwg, 6/11/2008 9:38:09 AM, N/A

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A and TRACT A, BLOCK 2 FINAL PD SITE PLAN

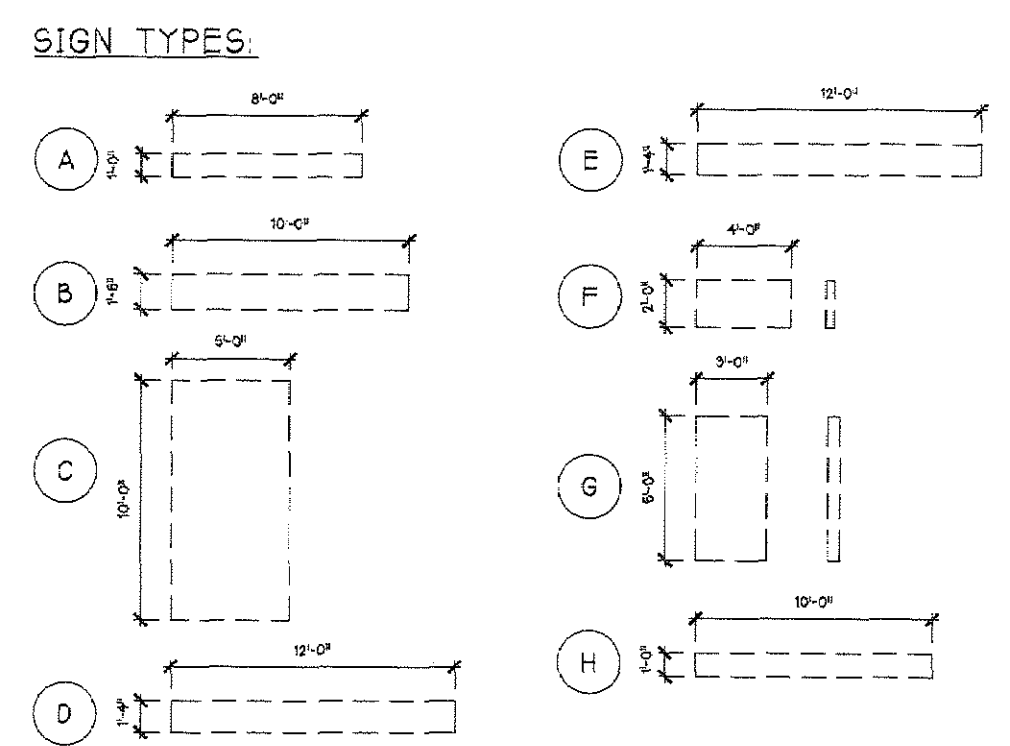
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 4 OF 11



SIGN TABLE					
TYPE	DESCRIPTION	SIZE	QTY.	TOTAL AREA	NOTES
A	OFFICE TENANT SIGN - WALL MOUNTED	8 SF	6	48 SF	LOCATED AT SECOND FLOOR ON MERCANTILE & AMBROSIA ELEVATIONS - ON STUCCO WALL
B	OFFICE TENANT SIGN - WALL MOUNTED	15 SF	6	90 SF	LOCATED AT SECOND FLOOR ON ELEVATIONS FACING THE PARKING LOT
C	BUILDING DIRECTORY - WALL MOUNTED	50 SF	2	100 SF	NEXT TO ELEVATOR LOBBY
D	RETAIL TENANT SIGN - MOUNTED ON CANOPY	16 SF	7	112 SF	ON MERCANTILE & AMBROSIA ELEVATIONS, AT STEEL-FRAMED CANOPIES
E	RETAIL TENANT SIGN - WALL MOUNTED	16 SF	2	32 SF	LOCATED ON BRICK FACE ABOVE AWNING
F	RETAIL TENANT SIGN - PROJECTING	8 SF	8	64 SF	TWO-SIDED PEDESTRIAN-SCALE SIGNS HUNG BELOW AWNINGS & CANOPIES, MIN. 8'-0" AFF
G	RETAIL TENANT SIGN - PROJECTING	18 SF	2	36 SF	LOCATED AT SECOND FLOOR ON MERCANTILE & AMBROSIA ELEVATIONS - ON BRICK WALL
H	RETAIL TENANT SIGN - WALL MOUNTED	10 SF	7	70 SF	LOCATED AT FIRST FLOOR ON ELEVATIONS FACING THE PARKING LOT
TOTALS:		40		552 SF	

NOTE: INDIVIDUAL RETAIL & OFFICE TENANT SIGNS MAY BE LARGER THAN INDICATED IN THE SIGN TABLE, PROVIDED THAT THE TOTAL AREA FOR EACH SIGN TYPE IS NOT EXCEEDED. MAXIMUM INDIVIDUAL SIGN AREA NOT TO EXCEED 25% OF WALL AREA.



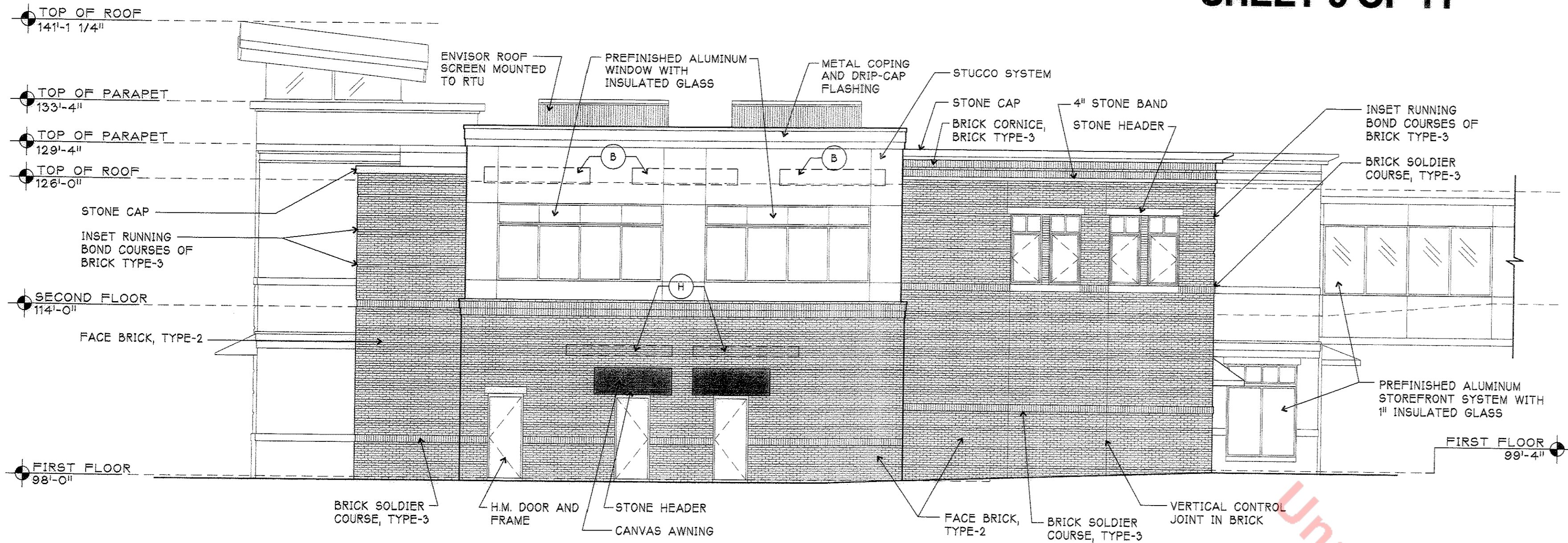
HB & A
 ARCHITECTURE PLANNING & INFORMATION TECHNOLOGY
 102 EAST MORENO AVENUE
 COLORADO SPRINGS, CO 80903-9919
 719.473.7063
 www.hb-a.com

SUBMITTAL DATE: MAY 30, 2008
**THE MEADOWS FILING NO. 20,
 PHASE 1, AMENDMENT NO. 2
 LOT 1A and TRACT A, BLOCK 2
 FINAL PD SITE PLAN
 MERCANTILE BUILDING ELEVATIONS
 SHEET 4 OF 11**

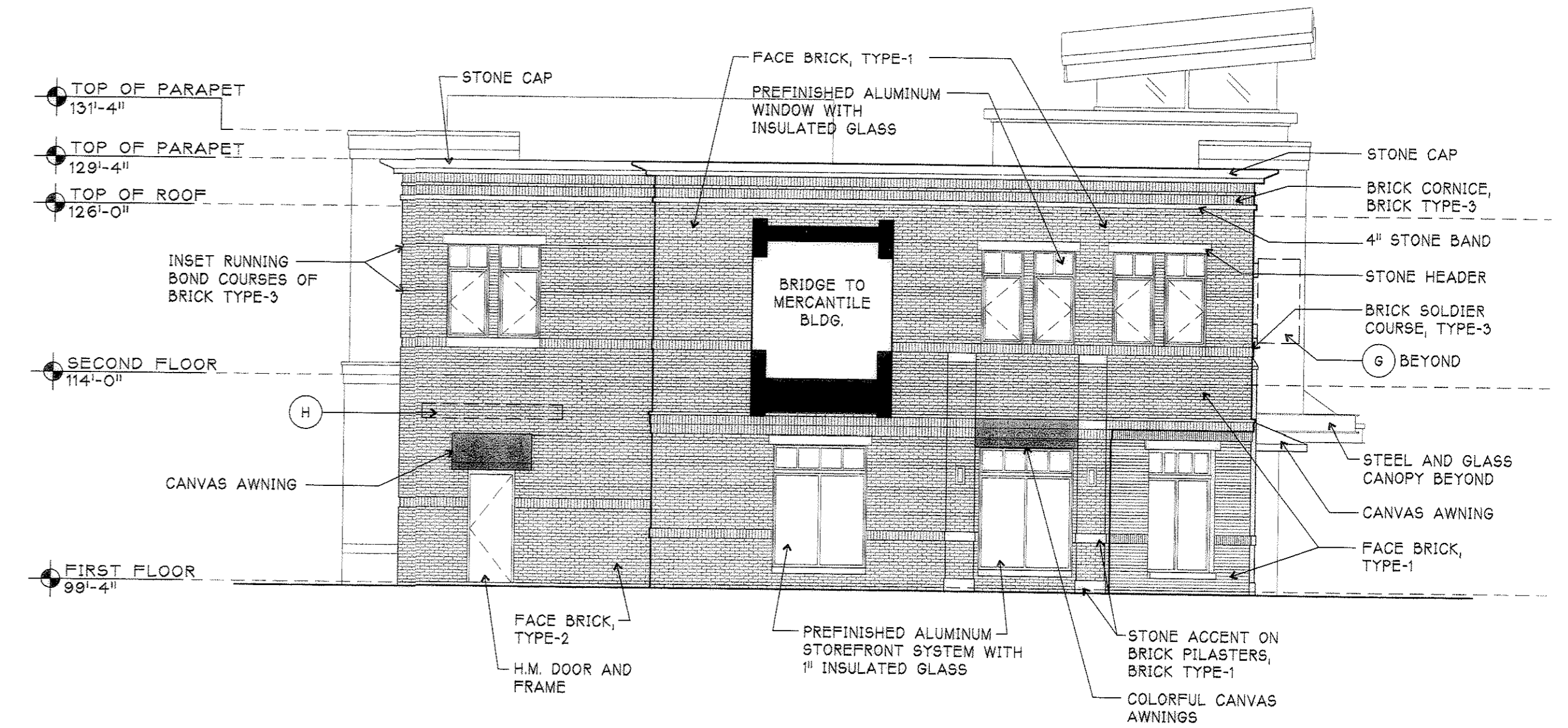
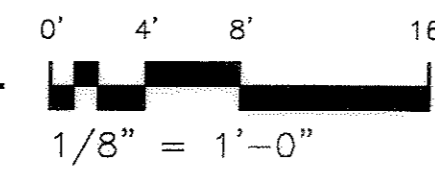
THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A and TRACT A, BLOCK 2 FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

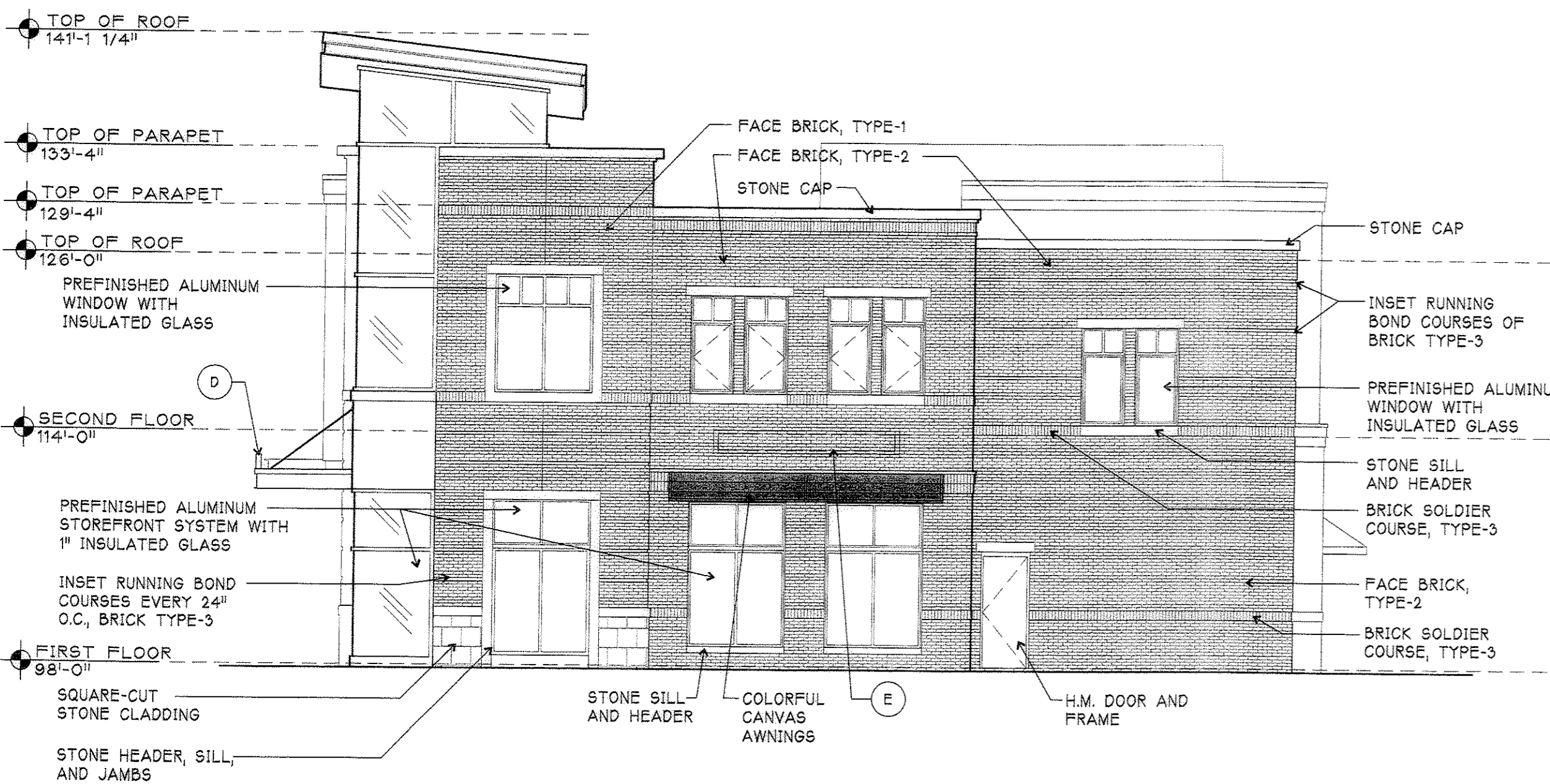
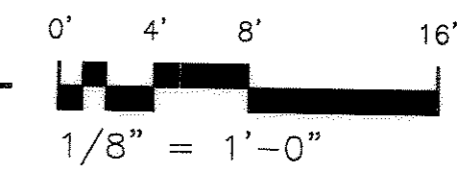
SHEET 5 OF 11



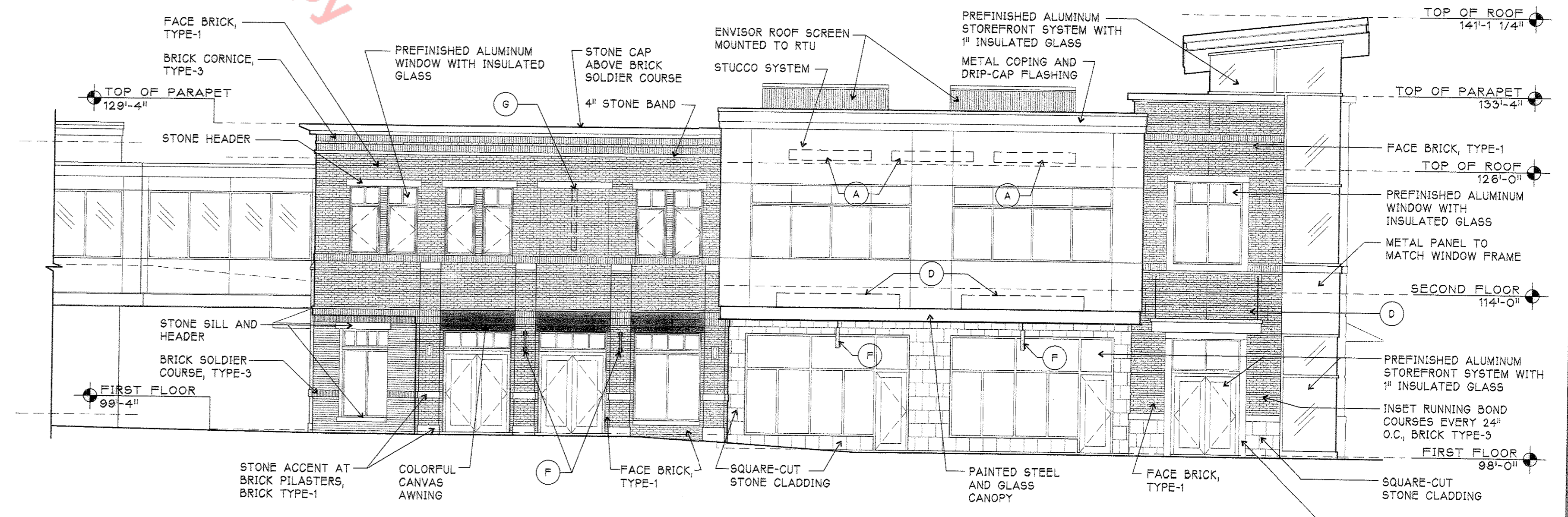
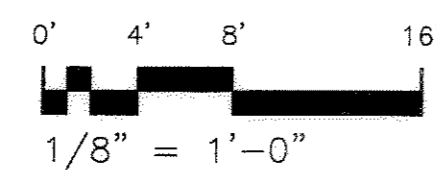
4 AMBROSIA BUILDING, WEST ELEVATION
1/8" = 1'-0"



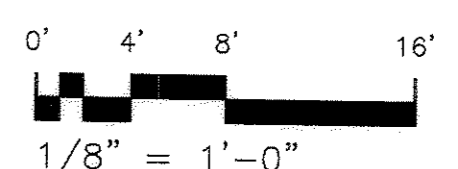
2 AMBROSIA BUILDING, SOUTH ELEVATION
1/8" = 1'-0"



3 AMBROSIA BUILDING, NORTH ELEVATION
1/8" = 1'-0"



1 AMBROSIA BUILDING, EAST ELEVATION
1/8" = 1'-0"



Unofficial Copy

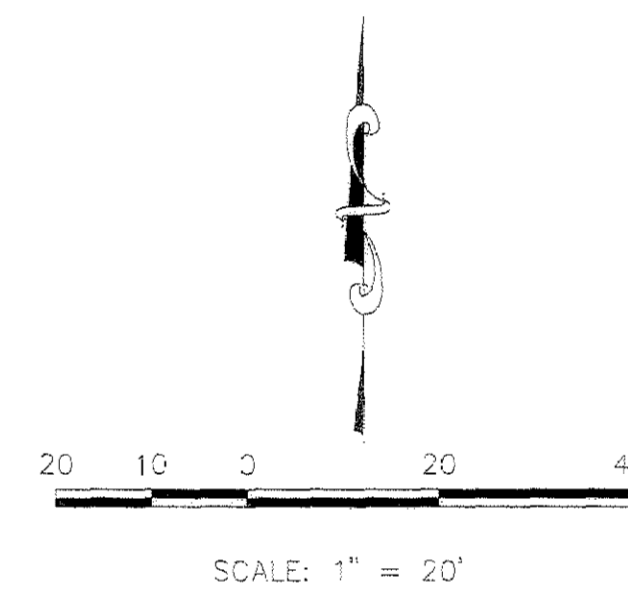
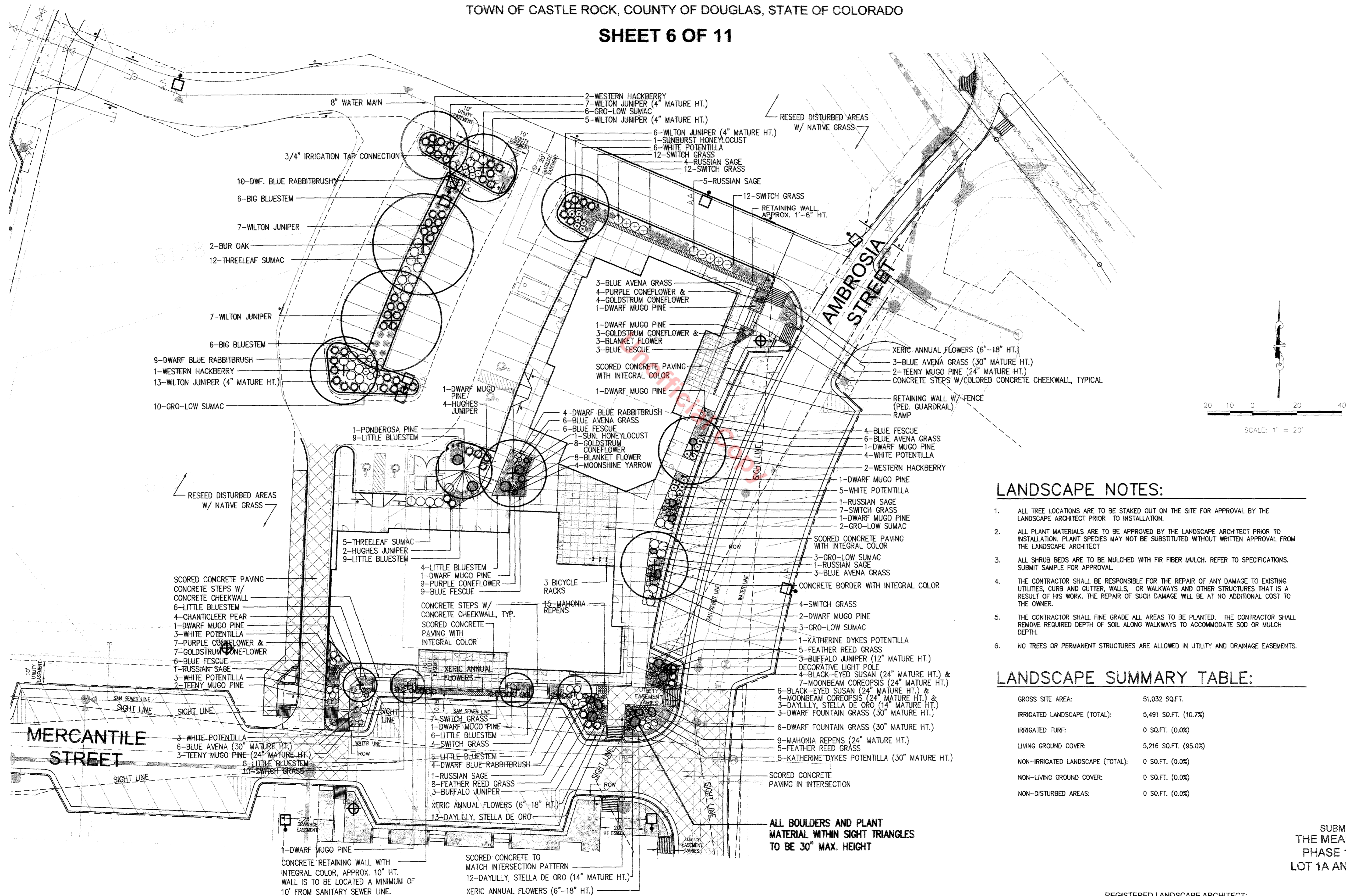
HB&A, LLC
 ARCHITECTURE PLANNING &
 INFORMATION TECHNOLOGY
HB&A
 102 EAST MORENO AVENUE
 COLORADO SPRINGS, CO 80903-3818
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 www.hb&a.com

SUBMITTAL DATE: MAY 30, 2008
 THE MEADOWS FILING NO. 20,
 PHASE 1, AMENDMENT NO. 2
 LOT 1A and TRACT A, BLOCK 2
 FINAL PD SITE PLAN
AMBROSIA BUILDING ELEVATIONS
 SHEET 5 OF 11

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 2 FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 6 OF 11



LANDSCAPE NOTES:

1. ALL TREE LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL PLANT MATERIALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SPECIES MAY NOT BE SUBSTITUTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
3. ALL SHRUB BEDS ARE TO BE MULCHED WITH FIR FIBER MULCH. REFER TO SPECIFICATIONS. SUBMIT SAMPLE FOR APPROVAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG WALKWAYS TO ACCOMMODATE SOD OR MULCH DEPTH.
6. NO TREES OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.

LANDSCAPE SUMMARY TABLE:

GROSS SITE AREA:	51,032 SQ.FT.
IRRIGATED LANDSCAPE (TOTAL):	5,491 SQ.FT. (10.7%)
IRRIGATED TURF:	0 SQ.FT. (0.0%)
LIVING GROUND COVER:	5,216 SQ.FT. (95.0%)
NON-IRRIGATED LANDSCAPE (TOTAL):	0 SQ.FT. (0.0%)
NON-LIVING GROUND COVER:	0 SQ.FT. (0.0%)
NON-DISTURBED AREAS:	0 SQ.FT. (0.0%)



SUBMITTAL DATE: MAY 30, 2008
THE MEADOWS FILING NO. 20,
PHASE 1, AMENDMENT NO. 2
LOT 1A AND TRACT A, BLOCK 2
FINAL PD SITE PLAN
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT:
Bill Neumann, TOCR CERTIFICATION # 8009

SHEET 6 OF 11

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 2 FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PLANT SCHEDULE

Registered Professional **Bill Neumann** Registration # 8002
Company Name **DHM Design Corp.** Address **1390 Lawrence St., Suite 100, Denver, CO 80204**
Phone **303.892.5566** Email **bneumann@dhdmsdesign.com**

Irrigation Zone	Plant Name (scientific)	Plant Name (common)	Legend Abbrev.	Size	No. of Plants	Month	Application Rate (inches/month)	Water Use (gallons/month)	Sq. Ft. of Zone	% of Total Area	Sq. Ft. of Total Area		
A1 - Low	Pinus calleryana 'Chanticleer'	Chanticleer Pear		3" cal.	4	April	1.7	163	634	11.6%	5,491		
	Pinus mugo 'Teeny'	Teeny Mugo Pine		5 gal.	5	May	1.7	163	634	11.6%	5,491		
	Pinus mugo 'White Bud'	Dwarf Mugo Pine		5 gal.	3	June	1.7	163	634	11.6%	5,491		
	Chrysothamnus nauseosus subsp. nauseosus	Dwarf Blue Rabbitbrush		5 gal.	4	July	1.7	163	634	11.6%	5,491		
	Perovskia atriplicifolia	Russian Sage		5 gal.	2	August	1.7	163	634	11.6%	5,491		
	Potentilla fruticosa 'McKays White'	White Potentilla		5 gal.	9	September	1.7	163	634	11.6%	5,491		
	Schizachyrium scoparium	Little Bluestem		1 gal.	24	October	0.8	163	634	11.6%	5,491		
	Helictotrichon sempervirens	Blue Avena		1 gal.	6		1.7	163	634	11.6%	5,491		
	Panicum virgatum 'Rehbraun'	Switch Grass		1 gal.	21		1.7	163	634	11.6%	5,491		
	Festuca glauca 'Elijah Blue'	Blue Fescue		1 gal.	6		1.7	163	634	11.6%	5,491		
	Rudbeckia fulgida 'Goldstrum'	Goldstrum Coneflower		1 gal.	7		1.7	163	634	11.6%	5,491		
	Echinacea purpurea 'Kim's Knee High'	Purple Coneflower		1 gal.	7		1.7	163	634	11.6%	5,491		
	A2 - Moderate	Juniperus sabina 'Buffalo'	Buffalo Juniper		5 gal.	6		2.5	300	650	11.8%	5,491	
		Potentilla fruticosa 'Katherine Dykes'	Katherine Dykes Potentilla		5 gal.	6		2.5	300	650	11.8%	5,491	
		Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass		1 gal.	9		2.5	300	650	11.8%	5,491	
Calamagrostis acutiflora 'Karl Foerster'		Feather Reed Grass		1 gal.	18		2.5	300	650	11.8%	5,491		
Mahonia Repens		Mahonia Repens		1 gal.	24		2.5	300	650	11.8%	5,491		
Hemerocallis 'Stella de Oro'		Daylily, Stella de Oro		1 gal.	28		2.5	300	650	11.8%	5,491		
Coreopsis verticillata 'Moonbeam'		Moonbeam Coreopsis		1 gal.	11		2.5	300	650	11.8%	5,491		
Rudbeckia hirta		Black Eyed Susan		1 gal.	10		2.5	300	650	11.8%	5,491		
A3 - Low		Variety of Xeric (X-Rated) Annual Flowers (by others)			4" pots	15		1.7	102	137	2.5%	5,491	
		A4 - Low	Celtis occidentalis	Western Hackberry		3" cal.	2		1.7	204	523	9.5%	5,491
	Pinus mugo 'White Bud'		Dwarf Mugo Pine		5 gal.	6		1.7	204	523	9.5%	5,491	
	Rhus aromatica 'Gro Low'		Gro-Low Sumac		5 gal.	8		1.7	204	523	9.5%	5,491	
	Perovskia atriplicifolia		Russian Sage		5 gal.	2		1.7	204	523	9.5%	5,491	
	Potentilla fruticosa 'McKays White'		White Potentilla		5 gal.	9		1.7	204	523	9.5%	5,491	
	Helictotrichon sempervirens		Blue Avena		1 gal.	9		1.7	204	523	9.5%	5,491	
	Panicum virgatum 'Rehbraun'		Switch Grass		1 gal.	11		1.7	204	523	9.5%	5,491	
	Festuca glauca 'Elijah Blue'		Blue Fescue		1 gal.	4		1.7	204	523	9.5%	5,491	
	A5 - Low		Gledisia triacanthos 'Sunburst'	Sunburst Honeylocust		3" cal.	1		1.7	204	836	15.2%	5,491
			Juniperus horizontalis 'Wilton'	Wilton Juniper		5 gal.	6		1.7	204	836	15.2%	5,491
			Pinus mugo 'Teeny'	Teeny Mugo Pine		5 gal.	2		1.7	204	836	15.2%	5,491
			Pinus mugo 'White Bud'	Dwarf Mugo Pine		5 gal.	2		1.7	204	836	15.2%	5,491
			Perovskia atriplicifolia	Russian Sage		5 gal.	9		1.7	204	836	15.2%	5,491
			Potentilla fruticosa 'McKays White'	White Potentilla		5 gal.	6		1.7	204	836	15.2%	5,491
Helictotrichon sempervirens			Blue Avena		1 gal.	6		1.7	204	836	15.2%	5,491	
Panicum virgatum 'Rehbraun'		Switch Grass		1 gal.	36		1.7	204	836	15.2%	5,491		
Festuca glauca 'Elijah Blue'		Blue Fescue		1 gal.	3		1.7	204	836	15.2%	5,491		
Rudbeckia fulgida 'Goldstrum'		Goldstrum Coneflower		1 gal.	7		1.7	204	836	15.2%	5,491		
Gallardia aristata		Blanket Flower		1 gal.	3		1.7	204	836	15.2%	5,491		
Echinacea purpurea 'Kim's Knee High'		Purple Coneflower		1 gal.	4		1.7	204	836	15.2%	5,491		
A6 - Low		Quercus macrocarpa	Bur Oak		3" cal.	2		1.7	408	2,145	39.1%	5,491	
		Gledisia triacanthos 'Sunburst'	Sunburst Honeylocust		3" cal.	1		1.7	408	2,145	39.1%	5,491	
		Celtis occidentalis	Western Hackberry		3" cal.	3		1.7	408	2,145	39.1%	5,491	
	Juniperus horizontalis 'Wilton'	Wilton Juniper		5 gal.	39		1.7	408	2,145	39.1%	5,491		
	Pinus mugo 'White Bud'	Dwarf Mugo Pine		5 gal.	2		1.7	408	2,145	39.1%	5,491		
	Chrysothamnus nauseosus subsp. nauseosus	Dwarf Blue Rabbitbrush		5 gal.	23		1.7	408	2,145	39.1%	5,491		
	Rhus aromatica 'Gro Low'	Gro-Low Sumac		5 gal.	16		1.7	408	2,145	39.1%	5,491		
	Rhus trilobata	Threeleaf Sumac		5 gal.	12		0.8	408	2,145	39.1%	5,491		
	Andropogon gerardii	Big Bluestem		1 gal.	12		1.7	408	2,145	39.1%	5,491		
	Schizachyrium scoparium	Little Bluestem		1 gal.	4		0.8	408	2,145	39.1%	5,491		
	Helictotrichon sempervirens	Blue Avena		1 gal.	6		1.7	408	2,145	39.1%	5,491		
	Festuca glauca 'Elijah Blue'	Blue Fescue		1 gal.	15		1.7	408	2,145	39.1%	5,491		
	Rudbeckia fulgida 'Goldstrum'	Goldstrum Coneflower		1 gal.	8		1.7	408	2,145	39.1%	5,491		
	Gallardia aristata	Blanket Flower		1 gal.	8		1.7	408	2,145	39.1%	5,491		
	Echinacea purpurea 'Kim's Knee High'	Purple Coneflower		1 gal.	9		1.7	408	2,145	39.1%	5,491		
Achillea 'Moonshine'	Moonshine Yarrow		1 gal.	4		1.7	408	2,145	39.1%	5,491			
A7 - Very Low	Pinus ponderosa	Ponderosa Pine		10'-12' height	1		0.8	29	566	10.3%	5,491		
	Juniperus horizontalis 'Hughes'	Hughes Juniper		5 gal.	6		0.8	29	566	10.3%	5,491		
	Rhus trilobata	Threeleaf Sumac		5 gal.	5		0.8	29	566	10.3%	5,491		
	Schizachyrium scoparium	Little Bluestem		1 gal.	18		0.8	29	566	10.3%	5,491		

SHEET 7 OF 11

- Landscaping shall be planted and maintained in a neat, clean and healthy condition by the owner. This shall include proper pruning, mowing of lawns, weeds, removal of litter and the regular watering of all plantings. Should any plant material die, the owner, successor, or assigns shall be responsible for the replacement of the plants (s) within one planting season. Replacement of plant material shall occur at the following rate:

TYPE	PLANT REPLACEMENT WITHIN		
	1 YEAR	2-5 YEARS	6+ YEARS
Tree - Deciduous	Increase caliper by 1"	Increase caliper by 1.5"	Increase caliper by 1.5" plus, increase qty. by 2 (original size)
Tree - Deciduous	Increase height by 2'	Increase height by 2' plus, increase qty. by 1 (original size)	Increase height by 2' plus, increase qty. by 2 (original size)
Shrub	Increase qty. by 2 (original size)	Increase qty. by 4 (original size)	Increase qty. by 12 (original size)

Additional replacement shall be in conformance with the landscape material species requirements set forth by this plan or alternative material species acceptable to the Town of Castle Rock

- Aeration, top dressing and fertilization to be provided annually in the spring. Owner to provide monthly mowing and weeding performed through April - October. Pruning to be provided annually when trees and shrubs are dormant. Maintenance contractor to provide winter watering after two consecutive weeks of above freezing conditions throughout winter months. Irrigation system maintenance to include system initialization, annual backflow prevention testing, monthly water application adjustments and a schedule of system inspections.
- The contractor is to contact Town of Castle Rock Inspection Division at (720) 733-2223 to have an inspector attend the preconstruction meeting.
- Any wall or monument over four feet in height requires a permit from the Castle Rock building Division prior to construction. Detailed plans for any wall over four (4) feet in height will be submitted to the Castle Rock Building Division prior to the issuance of the required building permit.
- A permit will be obtained from the Town of Castle Rock Zoning Division prior to the installation of monuments and planters outside of the public ROW, including those within the ROW of private streets. An electrical permit will be obtained from the Town of Castle Rock Zoning Division for lighting outside of the public ROW, including lighting for monuments and planters.
- CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RESEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION REAPPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND ON ALL SLOPES (4"x4") 3:1 AND GREATER.
- Areas under 10 ft. in width shall not contain turf.
- Slopes greater than 3:1 must be drip irrigated.
- Landscape and irrigation systems shall be installed by a TOCR registered professional.
- Native Seed in disturbed areas shall be established with temporary irrigation.

SOIL AMENDMENTS:

GROUND PLANE TREATMENT	CLASS II OM AMENDMENT	NITROGEN	PHOSPHORUS	OTHER	FERTILIZER 4-6 weeks during growing season	E.C., SALT OR PH TREATMENT	ROTOTILL DEPTH
TREES	3.5 cu.yds/1000sf	1.5lb/1000sf (K)	2lb/1000sf (K)	0lb/1000sf (K)	10-10-10 @ 15lb/1000sf	N/A	6"
SHRUBS	3.5 cu.yds/1000sf	1.5lb/1000sf (K)	2lb/1000sf (K)	0lb/1000sf (K)	10-10-10 @ 15lb/1000sf	N/A	6"

NOTE: AMENDMENTS ARE TO BE VERIFIED AT THE TIME OF CONSTRUCTION WITH A SOILS TEST. SOILS TEST MUST BE ANALYZED FOR XERIC TREES AND SHRUBS AND RESULTS PROVIDED TO TOWN OF CASTLE ROCK REPRESENTATIVE.



COMMERCIAL LANDSCAPE SITE INVENTORY

Registered Professional **Bill Neumann** Registration # 8002

Company Name **DHM Design Corp.** Address **1390 Lawrence St., Suite 100, Denver, CO 80204**

Phone **303.892.5566** Email **bneumann@dhdmsdesign.com**

Gross Site Area	Landscaped (Area in Sq. Ft.)	Turfgrass List Species (Area in Sq. Ft.)	Parking Lot (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Parking Spaces	No. of Interior Landscaped Islands	Median Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 sq.ft.)	Separate Irrigation Service Connections
51,032	5,491	0	15,895	0	33	1	9 FT.	4	6	7	98	19.22 total cu.yds.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



PLANT LIST

Registered Professional **Bill Neumann** Registration # 8002

Company Name **DHM Design Corp.** Address **1390 Lawrence St., Suite 100, Denver, CO 80204**

Phone **303.892.5566** Email **bneumann@dhdmsdesign.com**

Irrigation Zone	Plant Name (scientific)	Plant Name (common)	Legend Abbrev.	Size	No. of Plants
DECIDUOUS TREES					
Low	Quercus macrocarpa	Bur Oak		2-1/2' cal.	2
Low	Pinus calleryana 'Chanticleer'	Chanticleer Pear		3" cal.	4
Low	Gledisia triacanthos 'Sunburst'	Sunburst Honeylocust		3" cal.	2
Low	Celtis occidentalis	Western Hackberry		2-1/2' cal.	5
EVERGREEN TREE					
Very Low	Pinus ponderosa	Ponderosa Pine		10'-12' height	1
EVERGREEN SHRUBS					
Low	Juniperus horizontalis 'Wilton'	Wilton Juniper		5 gal.	45
Low	Pinus mugo 'Teeny'	Teeny Mugo Pine		5 gal.	7
Low	Pinus mugo 'White Bud'	Dwarf Mugo Pine		5 gal.	13
Moderate	Juniperus sabina 'Buffalo'	Buffalo Juniper		5 gal.	6
Very Low	Juniperus horizontalis 'Hughes'	Hughes Juniper		5 gal.	6
DECIDUOUS SHRUBS					
Low	Chrysothamnus nauseosus subsp. nauseosus	Dwarf Blue Rabbitbrush		5 gal.	27
Low	Rhus aromatica 'Gro Low'	Gro-Low Sumac		5 gal.	24
Low	Perovskia atriplicifolia	Russian Sage		5 gal.	13
Very Low	Rhus trilobata	Threeleaf Sumac		5 gal.	17
Low	Potentilla fruticosa 'McKays White'	White Potentilla		5 gal.	24
Moderate	Potentilla fruticosa 'Katherine Dykes'	Katherine Dykes Potentilla		5 gal.	6
ORNAMENTAL GRASSES					
Low	Andropogon gerardii	Big Bluestem		1 gal.	12
No Additional	Schizachyrium scoparium	Little Bluestem		1 gal.	46
Low	Helictotrichon sempervirens	Blue Avena		1 gal.	27
Moderate	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass		1 gal.	9
Moderate	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		1 gal.	18
Low	Panicum virgatum 'Rehbraun'	Switch Grass		1 gal.	68
Low	Festuca glauca 'Elijah Blue'	Blue Fescue		1 gal.	28
PERENNIALS/ GROUND COVER					
Moderate	Mahonia Repens	Mahonia Repens		1 gal.	24
Low	Rudbeckia fulgida 'Goldstrum'	Goldstrum Coneflower		1 gal.	22
Low	Gallardia aristata	Blanket Flower		1 gal.	11
Moderate	Hemerocallis 'Stella de Oro'	Daylily, Stella de Oro		1 gal.	28
Low	Echinacea purpurea 'Kim's Knee High'	Purple Coneflower		1 gal.	20
Low	Achillea 'Moonshine'	Moonshine Yarrow		1 gal.	4
Moderate	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis		1 gal.	11
Moderate	Rudbeckia hirta	Black Eyed Susan		1 gal.	10

NATIVE GRASS SEED MIX (INSTALL IN ALL DISTURBED AREAS)

Species	Variety	PLS/LB
Blue Grama	Bouteloua gracilis	4.5
Bottlebrush Squirol Tail	Elymus elymoides	1.8
Buffalo Grass	Buchloe dactyloides	4.5
Ephraim, Crested Wheatgrass	Agropyron cristatum 'Ephraim'	3.6
Sheep Fescue	Festuca ovine	3.6
Regreen	Triticum aestivum elytrigia elongata	4.0

Apply at a rate of 22 PLS/Acre



SUBMITTAL DATE: MAY 30, 2008
THE MEADOWS FILING NO. 20,
PHASE 1, AMENDMENT NO. 2
LOT 1A AND TRACT A, BLOCK 2
FINAL PD SITE PLAN
LANDSCAPE DETAILS AND NOTES
SHEET 7 OF 11

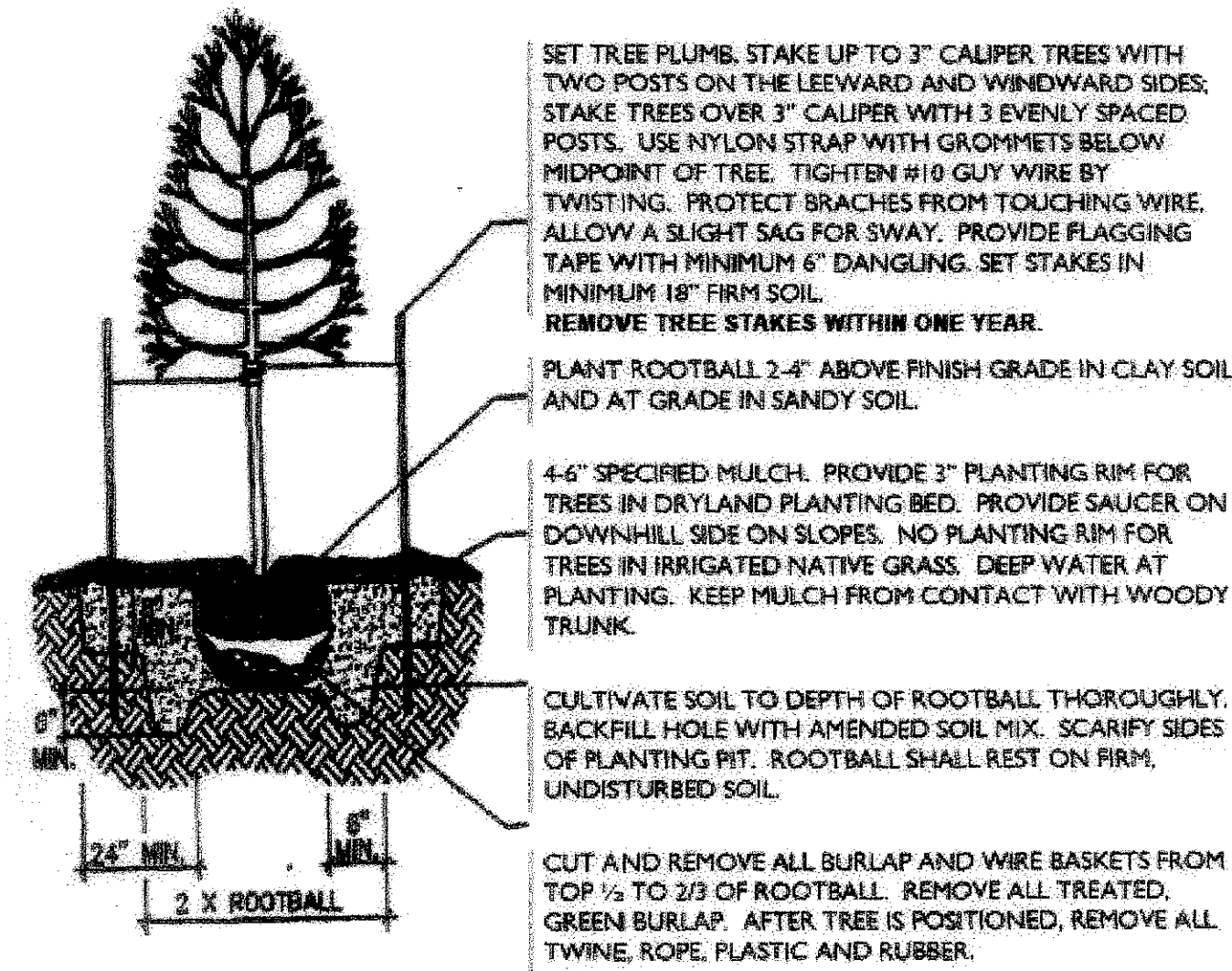
THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 2 FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 8 OF 11

Notes:

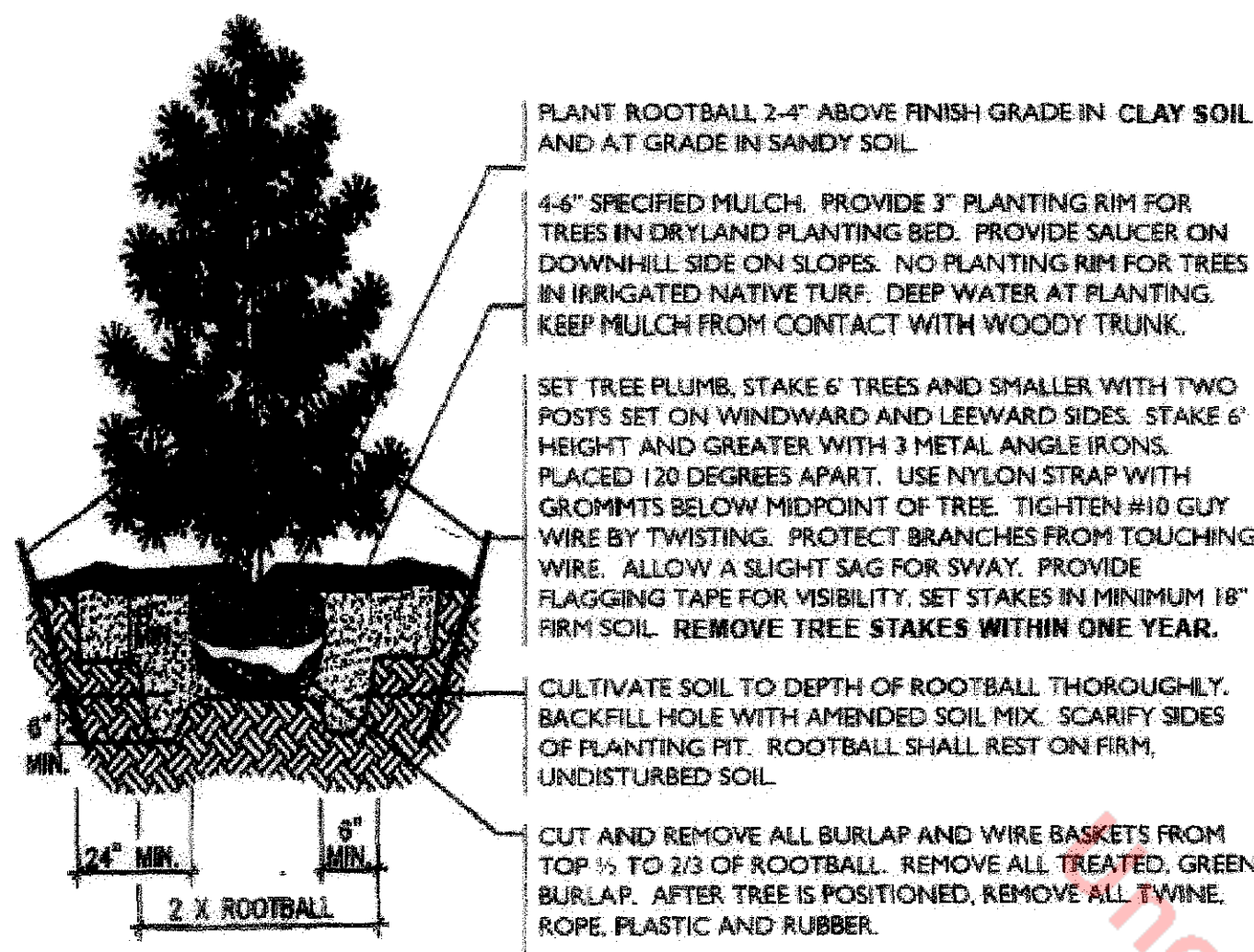
- Do not remove or cut leader.
- Prune only dead or broken branches and weak or narrow crotches.
- Do not remove lower limbs and sprouts for at least two growing seasons.
- Keep plants moist and shaded until planting.
- Do not fertilize for at least one growing season.
- Wrap trunk on exposed sites or species with thin bark. Use professional tree wrap, not twine.
- Wrap October 15 and remove by March 31.



1 TYP. DECIDUOUS TREE PLANTING
SCALE: N.T.S. STANDARD TOCR DETAIL SECTION

Notes:

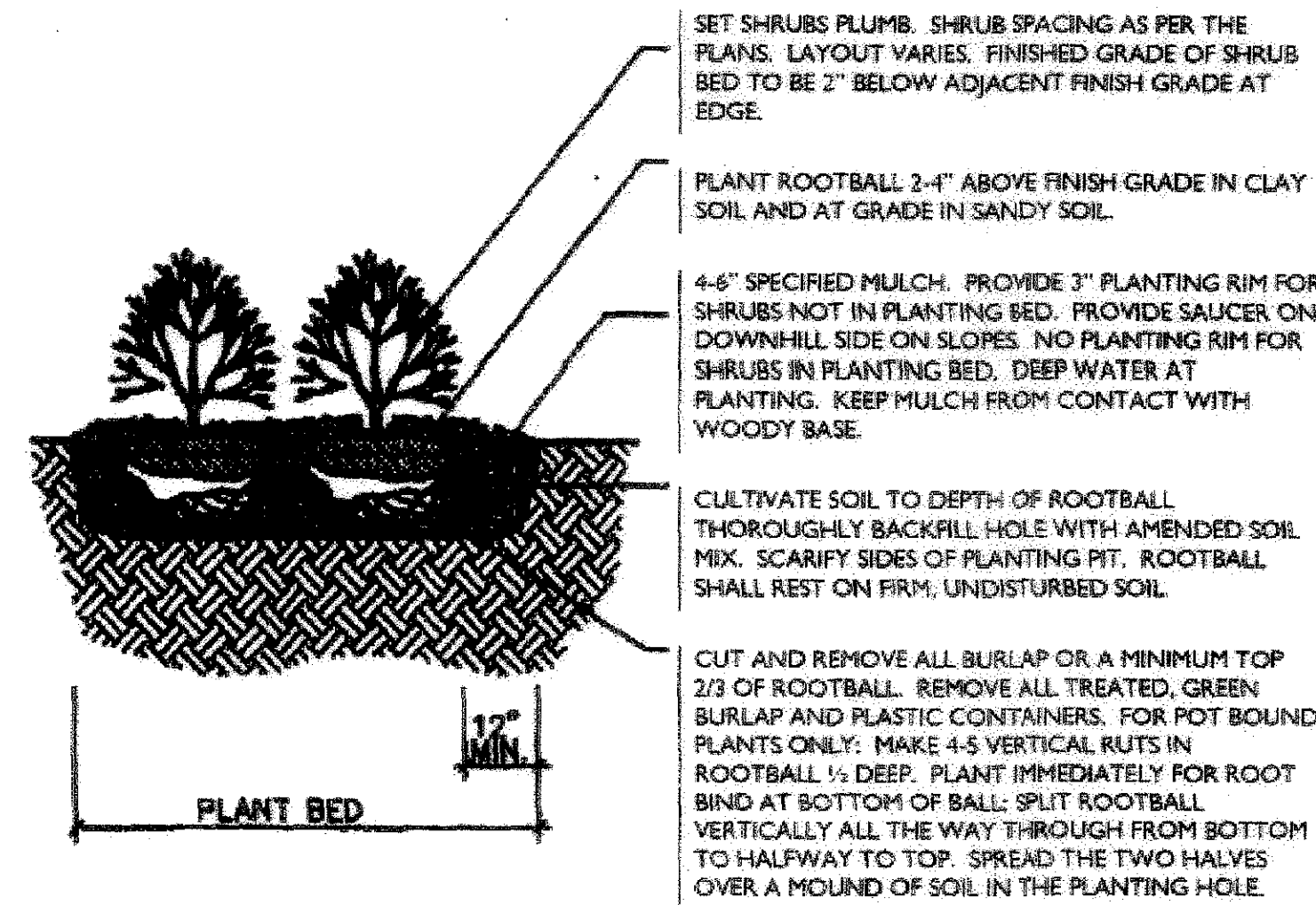
- Do not remove or cut leader.
- Prune only dead or broken branches immediately prior to planting.
- Remove any double leader, unless otherwise directed by Owner's representative.
- Keep plants moist and shaded until planting.
- Avoid fall planting if possible.



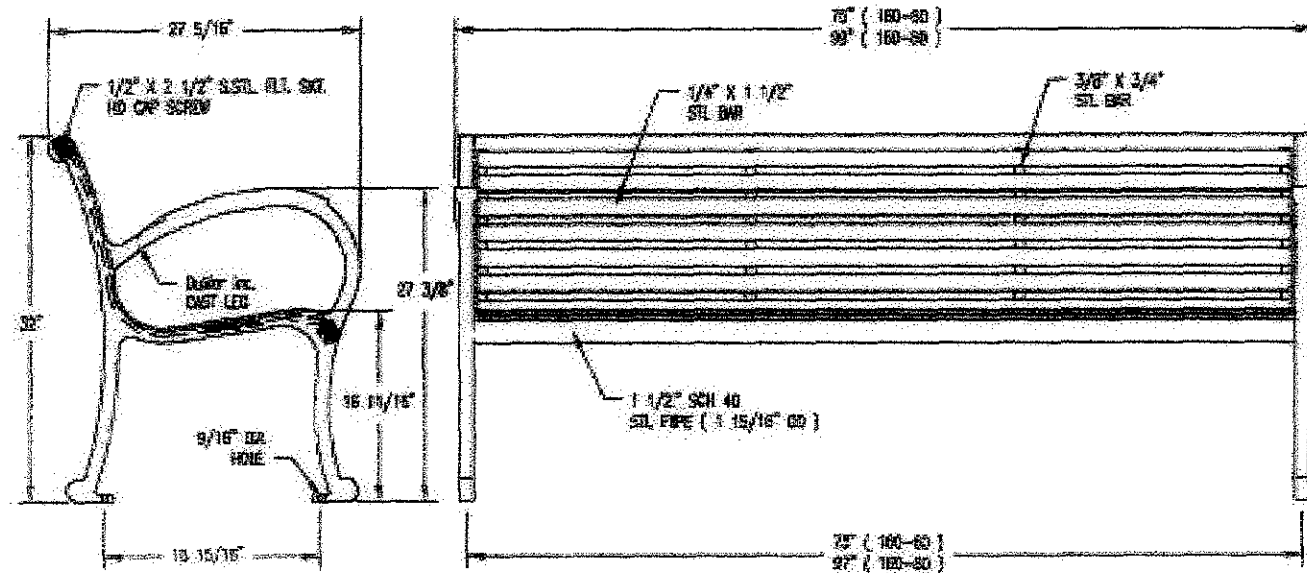
2 TYP. EVERGREEN PLANTING
SCALE: N.T.S. STANDARD TOCR DETAIL SECTION

Notes:

- Prune only dead or broken branches.
- Keep plants moist and shaded until planting.
- Do not fertilize for at least one growing season.



3 TYP. SHRUB PLANTING
SCALE: N.T.S. STANDARD TOCR DETAIL SECTION

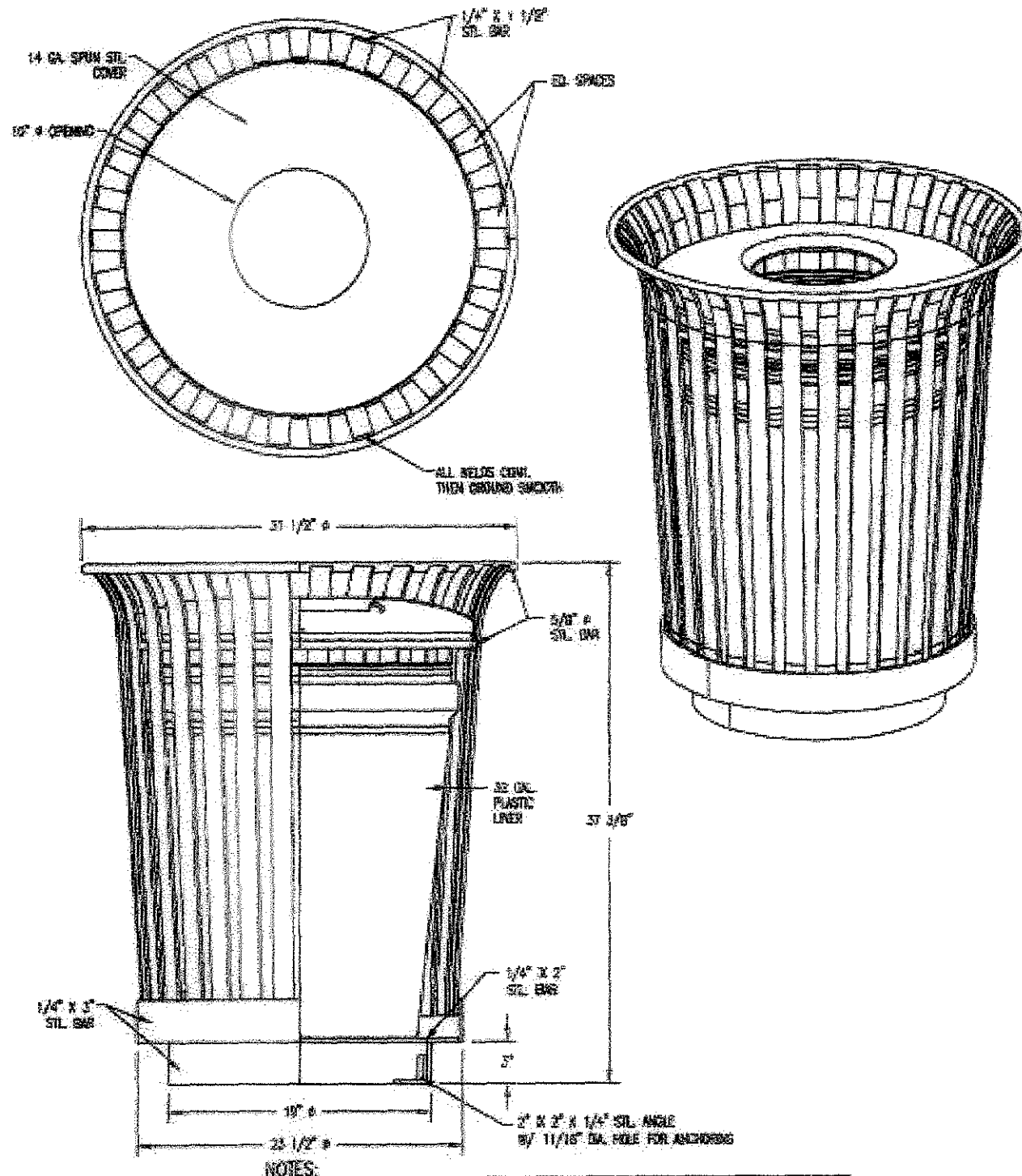


- LENGTH OPTIONS**
- 6' BENCH
 - 8' BENCH

NOTES:

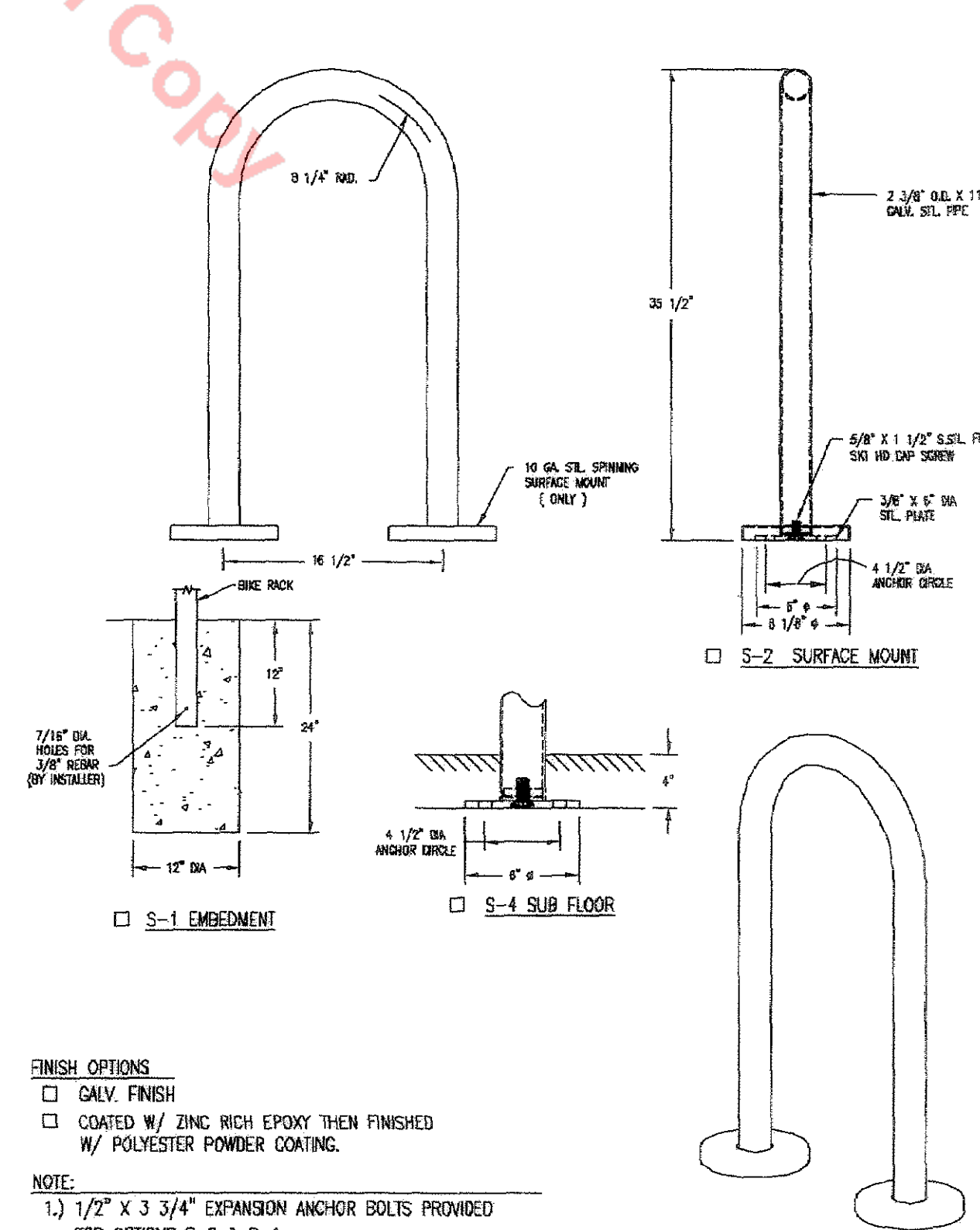
- 1) ALL STL. MEMBERS COATED W/ ZINC RICH COATING THEN POLYESTER POWDER COATED.
- 2) BENCH IS SHIPPED UNASSEMBLED.
- 3) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

4 6' BENCH
6' METAL BENCH WITH BACK, DuMor MODEL 160-60, COLOR TO BE BRONZE POLYESTER POWDER FINISH AS REPRESENTED LOCALLY BY ROCKY MOUNTAIN RECREATION (303) 783-1452 (LOCATIONS TO BE DETERMINED)



- NOTES:**
- 1) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 - 2) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
 - 3) ALL WELDS CONT. THEN GRIND SMOOTH.
 - 4) RECEPTACLE FULLY ASSEMBLED AT FACTORY.

5 TRASH RECEPTACLE
32 GAL. STEEL TRASH RECEPTACLE, DuMor MODEL #84-32, COLOR TO BE BRONZE POLYESTER POWDER FINISH AS REPRESENTED LOCALLY BY ROCKY MOUNTAIN RECREATION (303) 783-1452 (LOCATIONS TO BE DETERMINED)



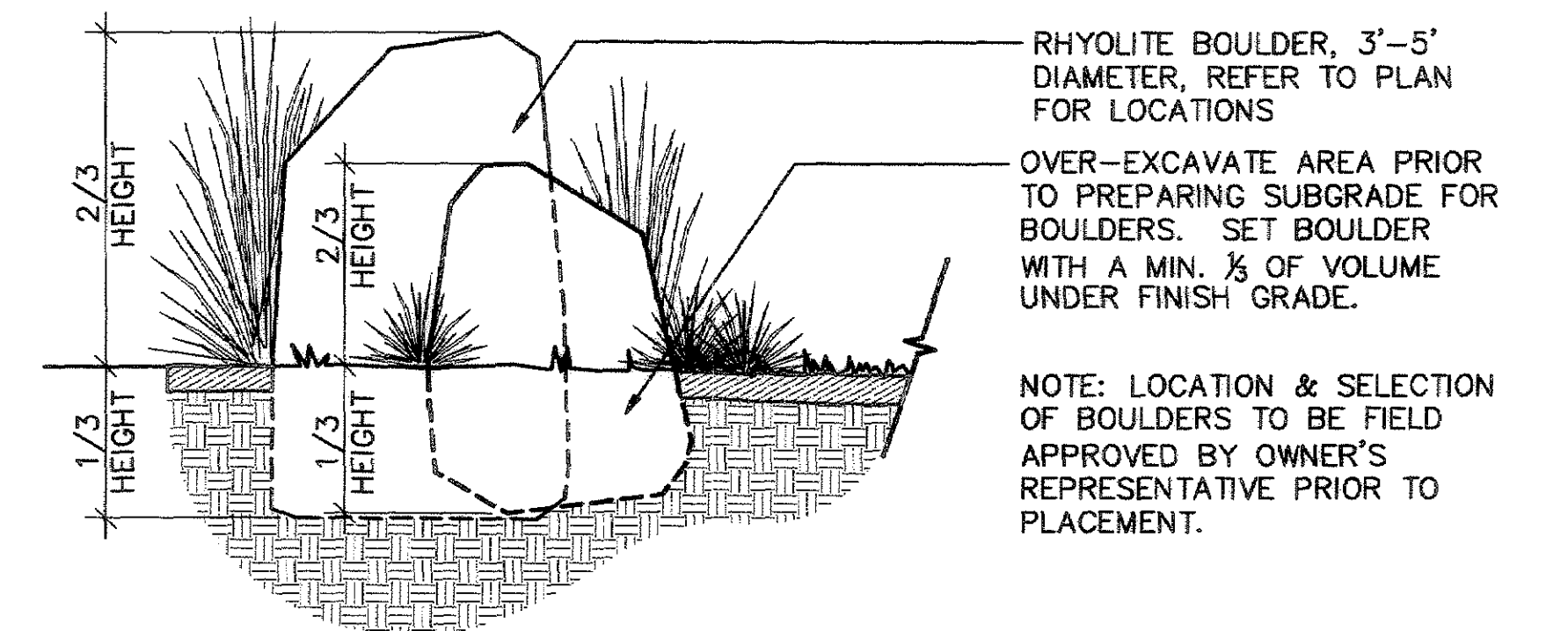
FINISH OPTIONS

- GALV. FINISH
- COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

NOTE:

- 1) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 & S-4.

6 BICYCLE RACK
LOOP BIKE RACK 83, DuMor MODEL #83-00, COLOR TO BE BRONZE POLYESTER POWDER FINISH AS REPRESENTED LOCALLY BY ROCKY MOUNTAIN RECREATION (303) 783-1452



7 BOULDER PLACEMENT
1/2"=1'-0"



SUBMITTAL DATE: MAY 30, 2008
THE MEADOWS FILING NO. 20,
PHASE 1, AMENDMENT NO. 2
LOT 1A AND TRACT A, BLOCK 2
FINAL PD SITE PLAN
LANDSCAPE DETAILS AND NOTES
SHEET 8 OF 11

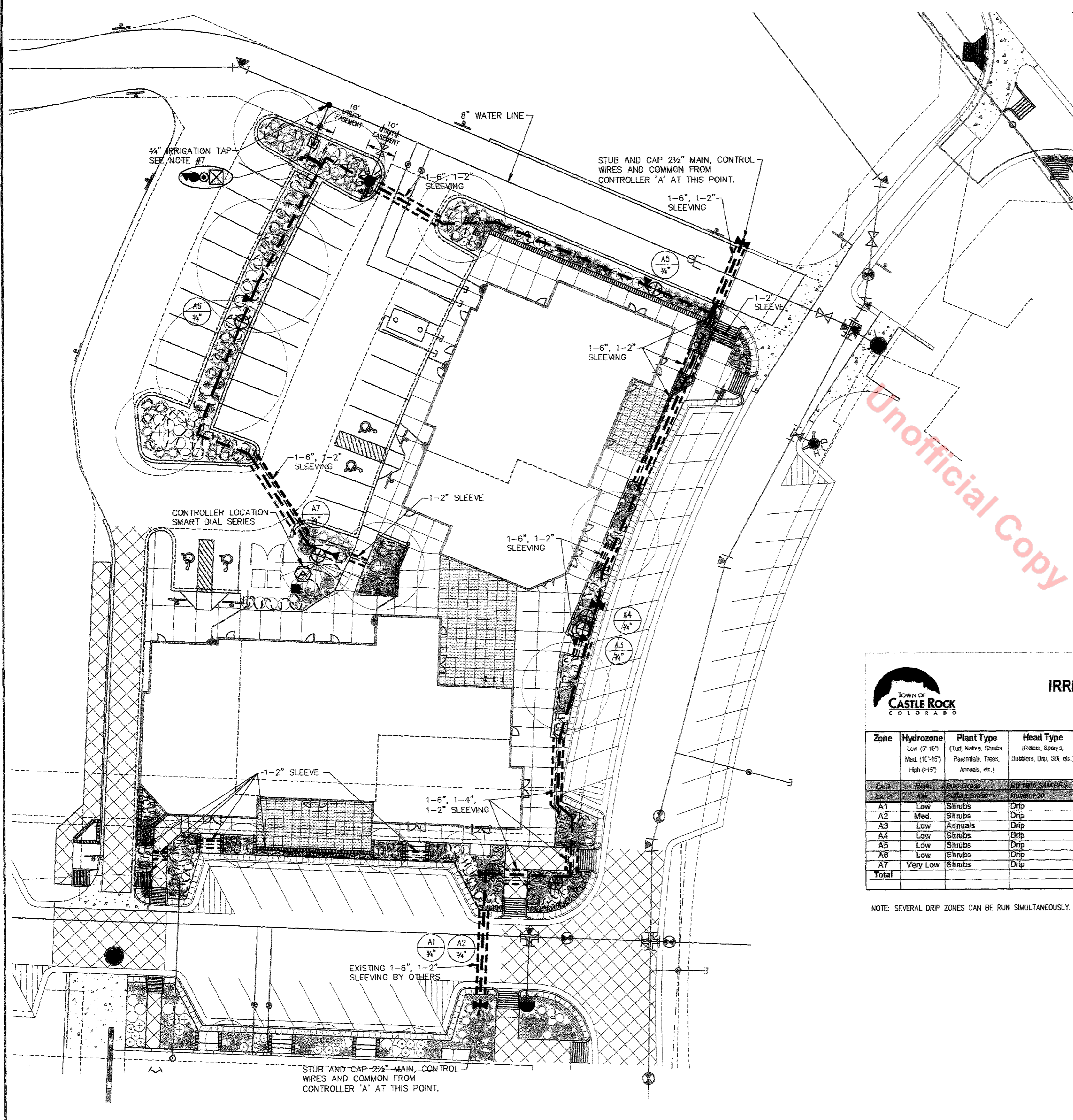
REGISTERED LANDSCAPE ARCHITECT:
Bill Neumann, TOCR CERTIFICATION # 8009

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 2 FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 9 OF 11

SCALE: 1" = 20'



Town of Castle Rock Irrigation System Hydraulic Worksheet

Project Name: *The Meadows Filing No. 20*
Project Location: *Town Center*

Prepared by: *IDC, Inc.*
Current TOCR Registration # *8008*
Date: *February 20, 2008*

Tap Size: *3/4"*
Static Water Pressure: *90.00* From: *CVI Engineering*

Hydraulic Grade At Zone:

Fr. of Copper	Pipe Size (K-Copper)	Loss From Chart	Flow-GPM	Loss-Gm
60.00 LF	75" K-Copper	5.00 /100 FT	6	3.00
10.00 LF	75" K-Copper	5.00 /100 FT	6	0.50
Backflow				6
Master Valve				2.00
Pressure Required at Head:				35.00
Lateral Allowance:				3.00
Control Valve allowance:				1.50
Mainline allowances:				
1500 LF CL200BE	2.5" @	6 GPM	0.01 /100 FT	0.15
0 LF CL200BE	0.0" @	0 GPM - Looped	0.00 /100 FT	0.00
0 LF CL200BE	0.0" @	0 GPM - Looped	0.00 /100 FT	0.00
Elevation:				
Tap elev.	0	High/Low:	10	4.33
Total System requirements (PSI)				63.60
Available System Pressure (PSI)				90.00

Town of Castle Rock provides a minimum static pressure of 43 psi

IRRIGATION SCHEDULE

SYMBOL	MODEL	DESCRIPTION	DETAIL
◆	LINE SIZE	GATE VALVE	1
⊕	3/4"	DRIP VALVE	2
▼	44LRC	RAINBIRD QUICK COUPLER	3
⊗	825YA-3/4"	FEBCO BACKFLOW PREVENTER	5
⊕	SMART DIAL SD-2400 EXT SERIES CL. 200 B.E. (2 1/2")	IRRITROL CONTROLLER - PEDESTAL MOUNT WEATHER TRACK ENABLED PVC MAINLINE	12
---	CL. 200	PVC SLEEVING	
---	3/4"	DRIP TUBING	
⊕		CONTROLLER NUMBER VALVE SIZE	
⊕	600 SERIES - 3/4"	WILKINS PRV	
●	20930 SERIES - 3/4"	BUCKNER MASTER VALVE	
●		TAP LOCATION	
■	RSD-BEX	RAINBIRD RAIN SENSOR (MOUNT ON CONCRETE WALL NEXT TO CONTROLLER)	
⊕	3/4"	WATER METER	13

NOTES

- REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION INSTRUCTIONS.
- ALL BASE PLAN INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY DHM DESIGN.
- IRRIGATION SYSTEM IS DESIGNED FOR A STATIC WATER PRESSURE OF 90 PSI. CONTRACTOR IS TO VERIFY PRESSURE PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND NOTIFY LANDSCAPE ARCHITECT WITH VERIFICATION FIGURES. FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS AT HIS/HER OWN COST.
- INSTALL DRIP EMITTERS IN BED AREAS AS DESCRIBED BELOW:

GROUND COVER	AGRIFIM IFT-5	1 EA. 12" RADIUS, 15" O.C.
1 GALLON MAT'L	AGRIFIM IFT-5	1 EA.
5 GALLON MAT'L	AGRIFIM IFT-5	2 EA.
DECIDUOUS TREES (1-1/2" - 2" CAL.)	AGRIFIM IFT-10	3 EA.
DECIDUOUS TREES (3"-4" CAL.)	AGRIFIM IFT-10	4 EA.
PINE TREES (6'-10')	AGRIFIM IFT-10	2 EA.
PINE TREES (11'-14')	AGRIFIM IFT-10	3 EA.
- CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF PAVING AND SIDEWALKS.
- ELECTRICAL POWER TO THE NEW CONTROLLER IS SUPPLIED BY CONTRACTOR.
- TAP LOCATION: CONNECT TO EXISTING 3/4" COPPER STUB AND INSTALL 3/4" STOP AND WASTE VALVE, 3/4" BACKFLOW PREVENTER, 3/4" PRV, 3/4" MASTER VALVE AND EXTEND 2 1/2" MAINLINE AS SHOWN. INSTALL MASTER VALVE AND PRV IN SEPARATE CARSON #149-138 VALVE BOXES. INSTALL STRONGBOX #58BC-30 ALL BACKFLOW PREVENTER GAGE. INSTALL TAP, METER AND ALL RELATED EQUIPMENT AS PER TOWN SPECIFICATIONS AND DETAILS.
- LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE INSTALLED BY A TOCR REGISTERED PROFESSIONAL.
- MAINTENANCE OF LANDSCAPE AREAS SHALL MEET TOCR REQUIREMENTS.
- NO STREET WASHING IS ALLOWED IN CASTLE ROCK.
- TOWN OF CASTLE ROCK IS TO PROVIDE A MINIMUM STATIC PRESSURE OF 43 PSI.
- IRRIGATION SYSTEM SHALL BE EQUIPPED WITH BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- THE IRRIGATION LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.



IRRIGATION CHART

Contact Information
REGISTERED IRRIGATION DESIGNER: **STEVE NELSON**
COMPANY NAME: **IDC**
ADDRESS: **PO BOX 807, LAFAYETTE, CO 80026**
PHONE: **303-442-7027**
REGISTRATION # **8008** IRRIGATION DESIGN

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
								(Minutes/Month)	(Minutes/Day)	(Gallons per month)
Ex-1	High	Dwarf Grass	RD 180G SAMPLER	1/2"	1.25	15	5	187		2951
Ex-2	Low	Dwarf Grass	RD 180G P-20	3/8"	0.8	10	7	169		2220
A1	Low	Shrubs	Drip	1.0 GPH	0.5	0.8	1.7	204	20	183
A2	Med	Shrubs	Drip	1.0 GPH	0.5	1.0	2.5	300	30	300
A3	Low	Annuals	Drip	1.0 GPH	0.5	0.5	1.7	204	20	102
A4	Low	Shrubs	Drip	1.0 GPH	0.5	1.0	1.7	204	20	204
A5	Low	Shrubs	Drip	1.0 GPH	0.5	1.0	1.7	204	20	204
A6	Low	Shrubs	Drip	1.0 GPH	0.5	2.0	1.7	204	20	408
A7	Very Low	Shrubs	Drip	1.0 GPH	0.5	0.3	0.8	96	10	28
Total								Mini/Month	Min/cycle	Gallons/Month
								1418	142	1410

NOTE: SEVERAL DRIP ZONES CAN BE RUN SIMULTANEOUSLY.



IRRIGATION DESIGN & CONSULTING, INC.
303-442-7027
303-665-8485 - FAX

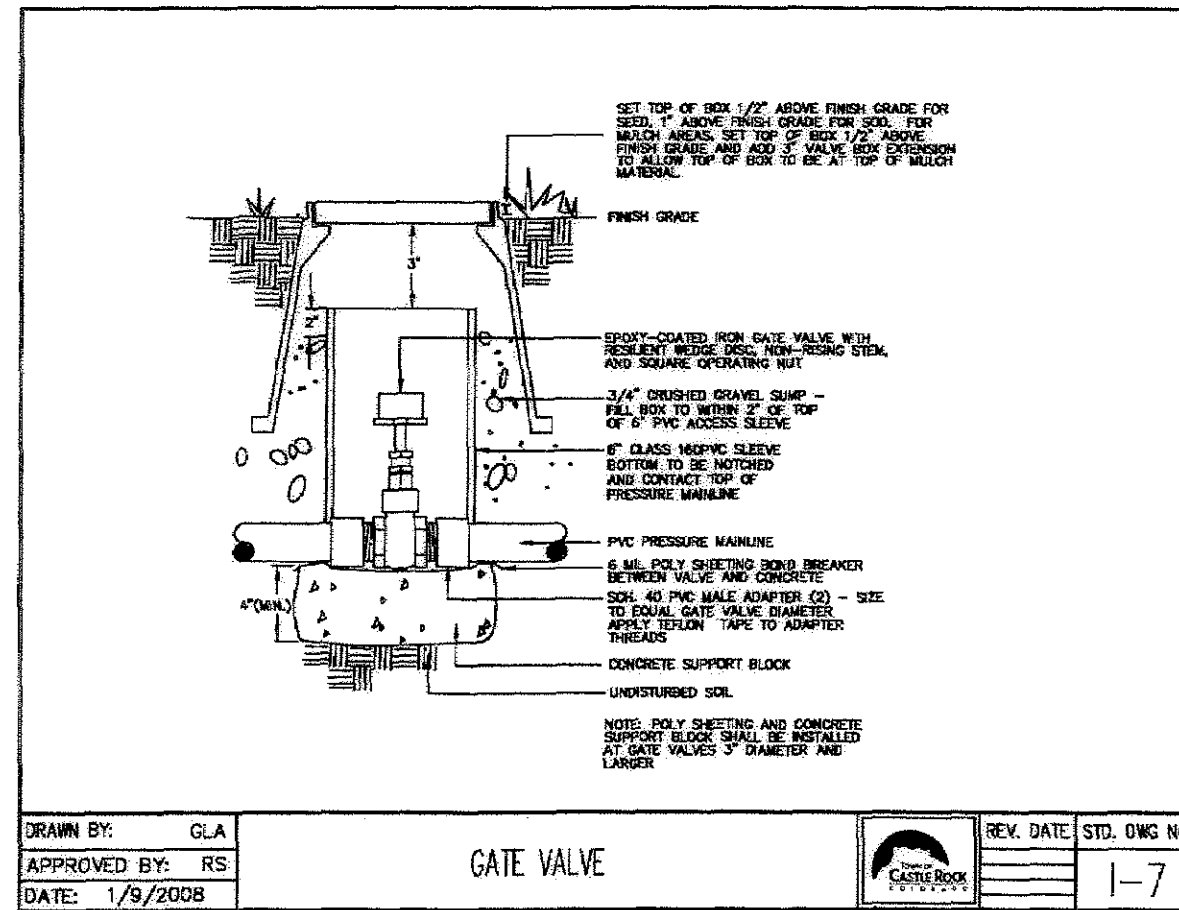
REGISTERED IRRIGATION DESIGNER:
Steve Nelson, TOCR CERTIFICATION # 8008

SUBMITTAL DATE: MAY 30, 2008
THE MEADOWS FILING NO. 20,
PHASE 1, AMENDMENT NO. 2
LOT 1A AND TRACT A, BLOCK 2
FINAL PD SITE PLAN
IRRIGATION DESIGN
SHEET 9 OF 11

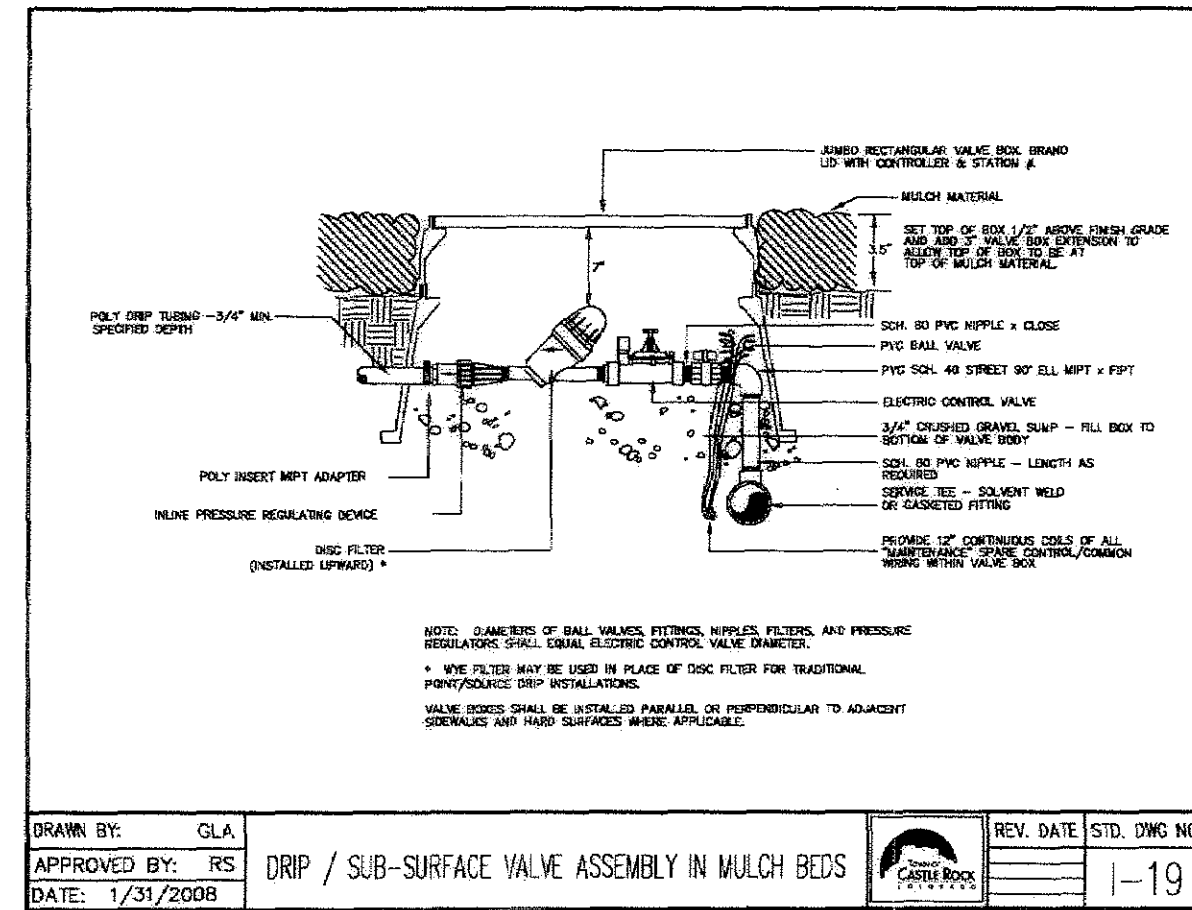
THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 2 FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

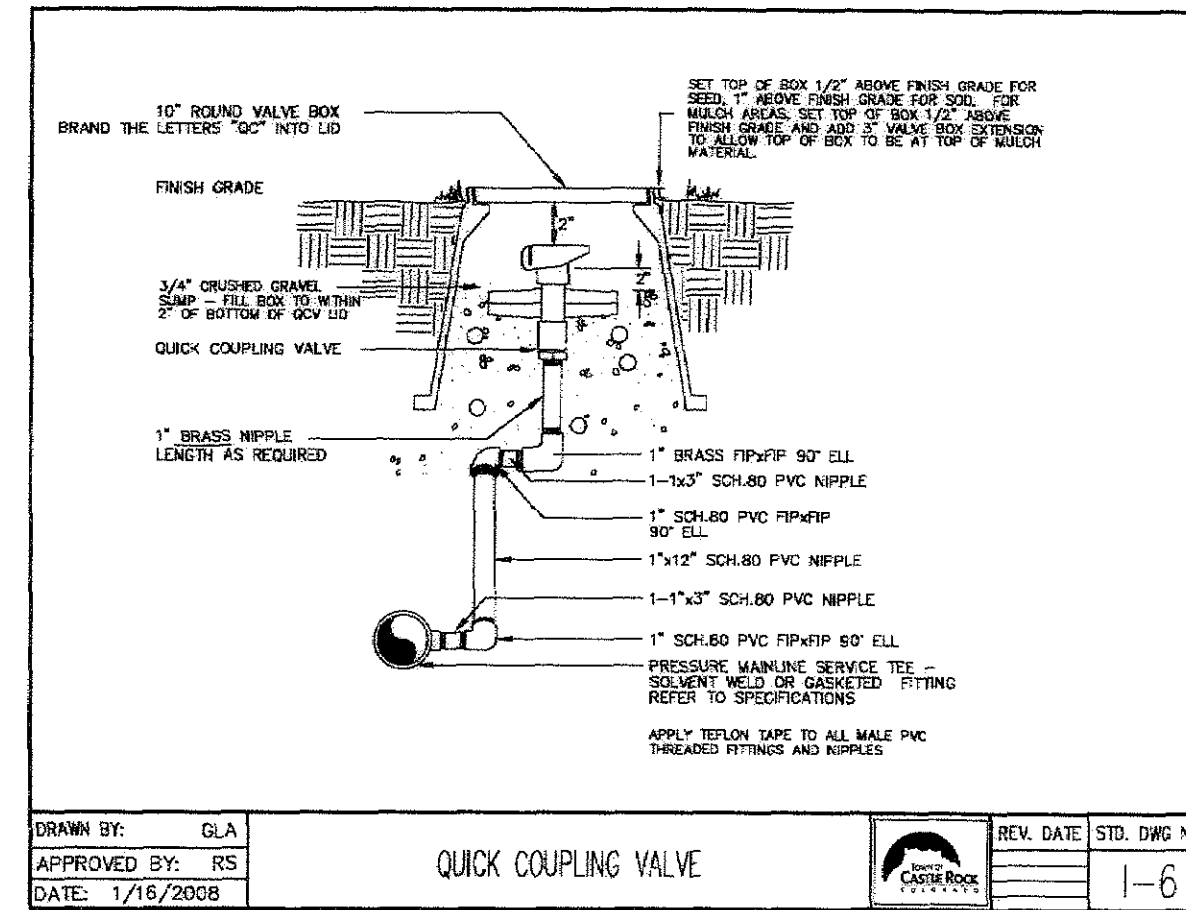
SHEET 10 OF 11



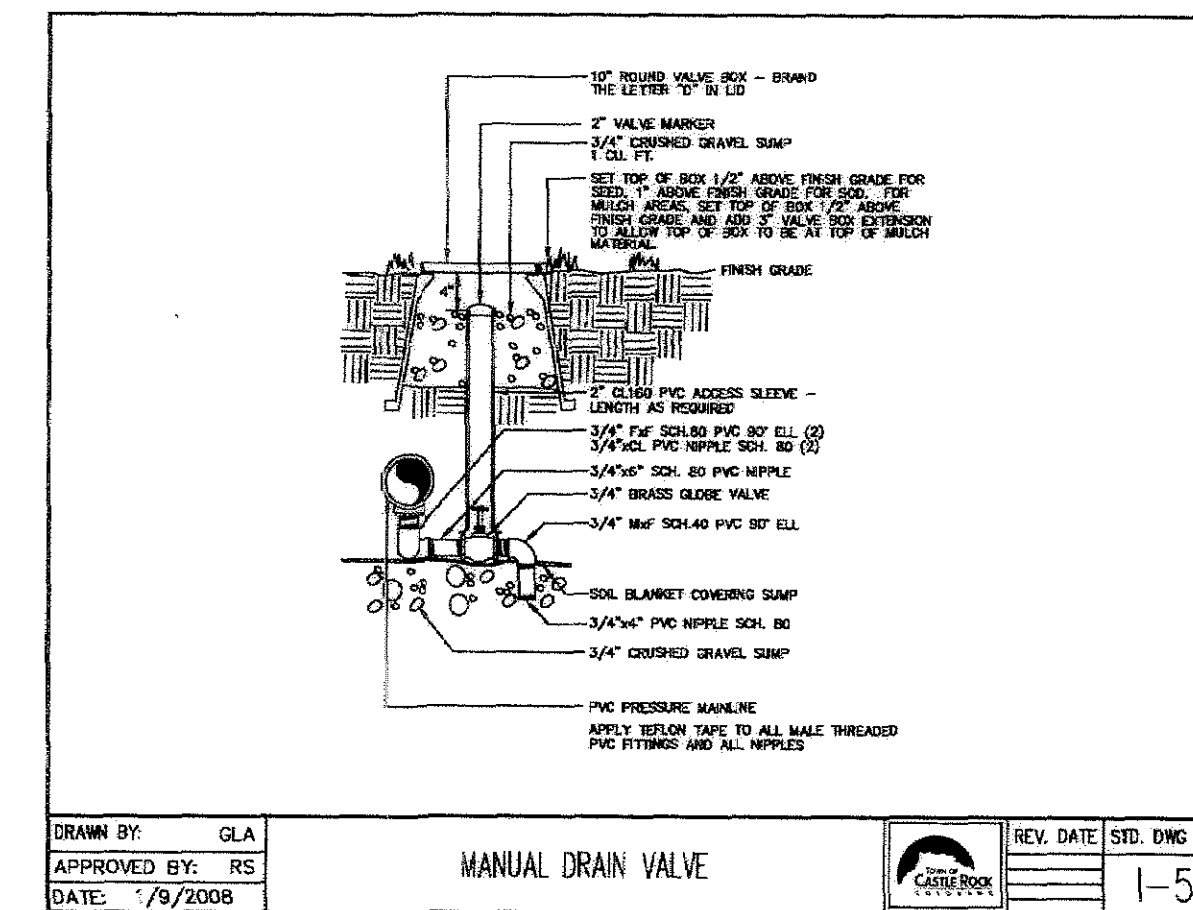
1 GATE VALVE



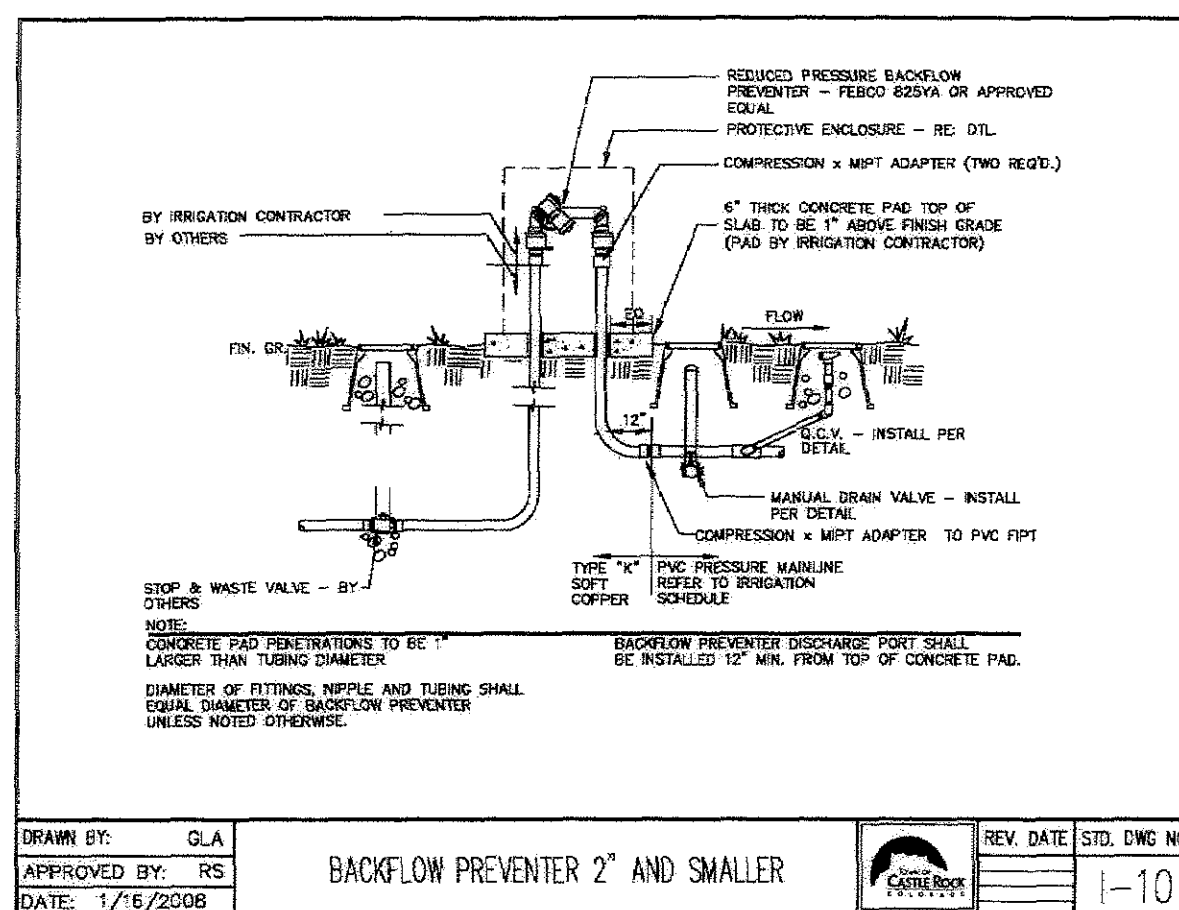
2 DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS



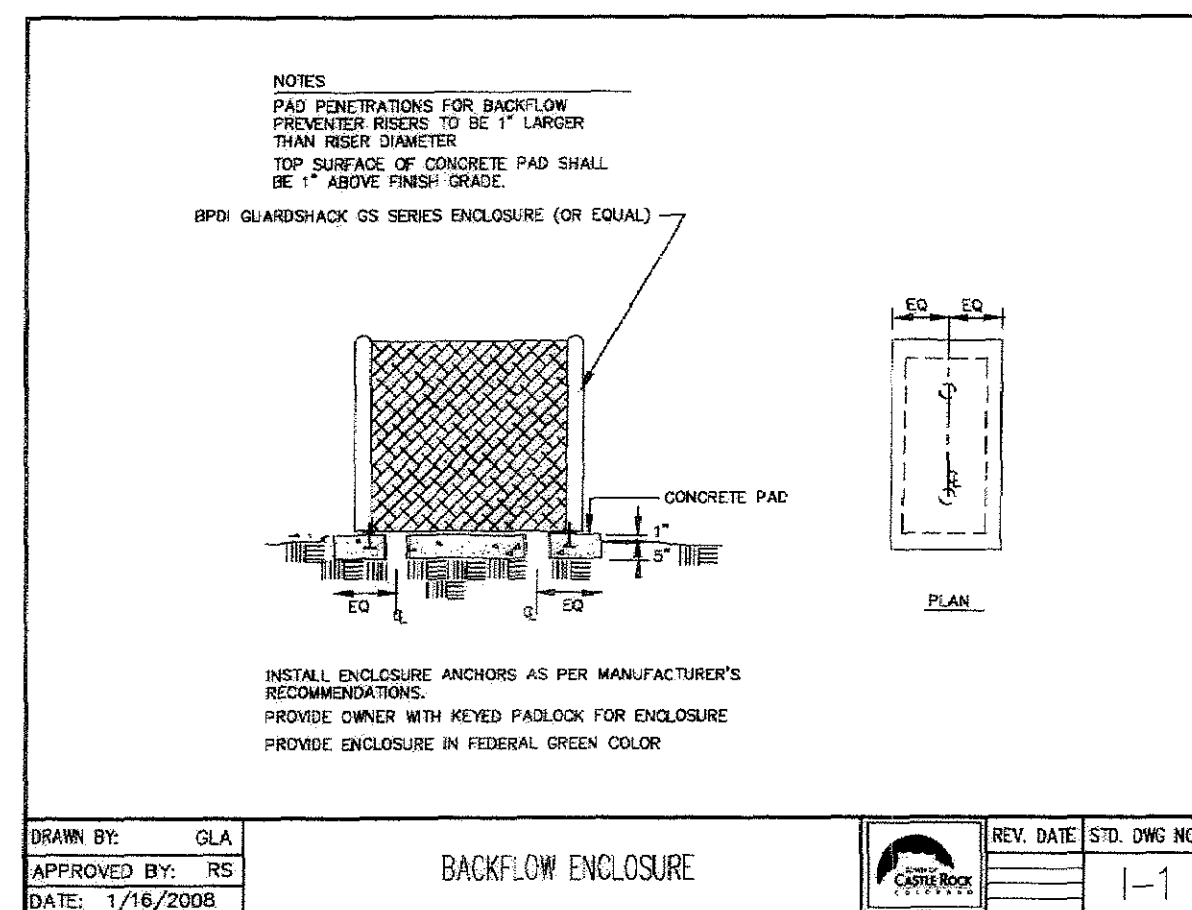
3 QUICK COUPLING VALVE



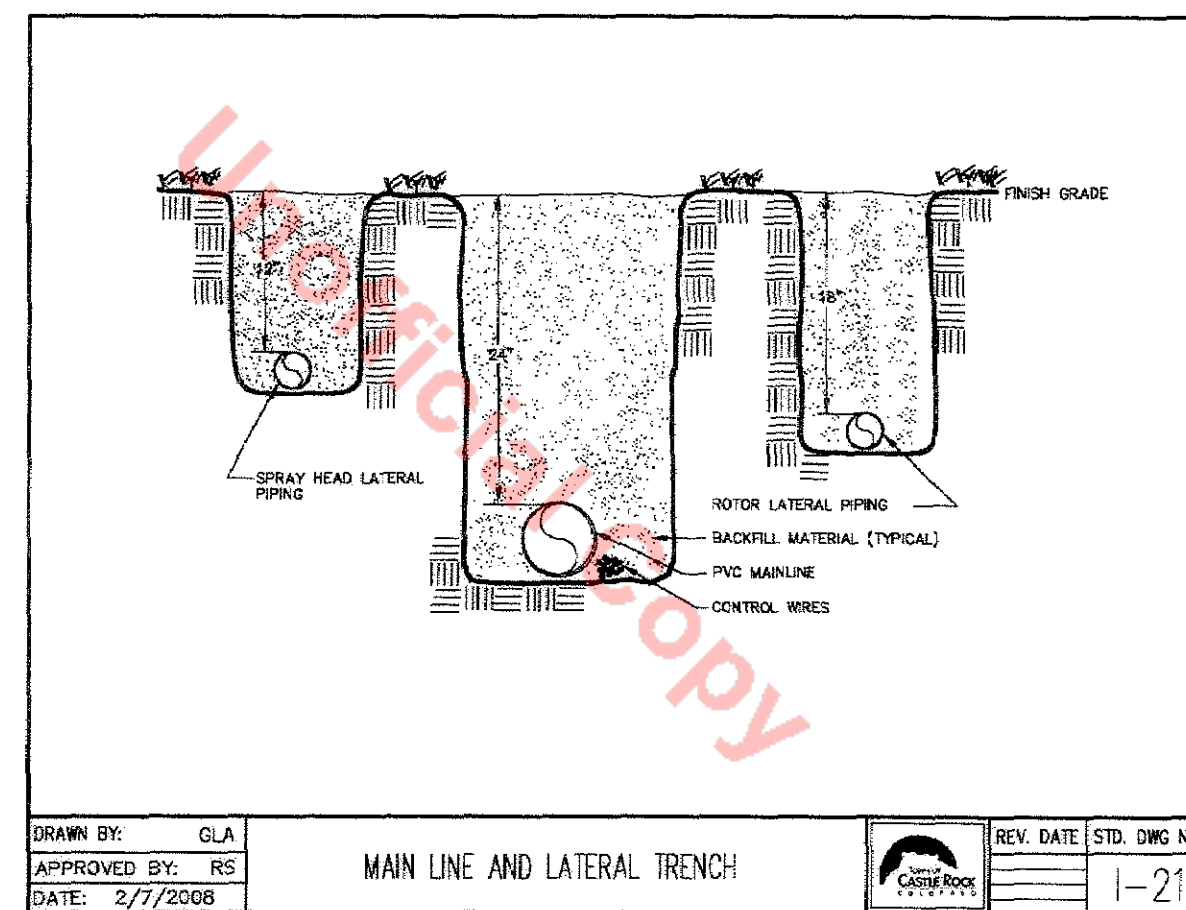
4 MANUAL DRAIN VALVE



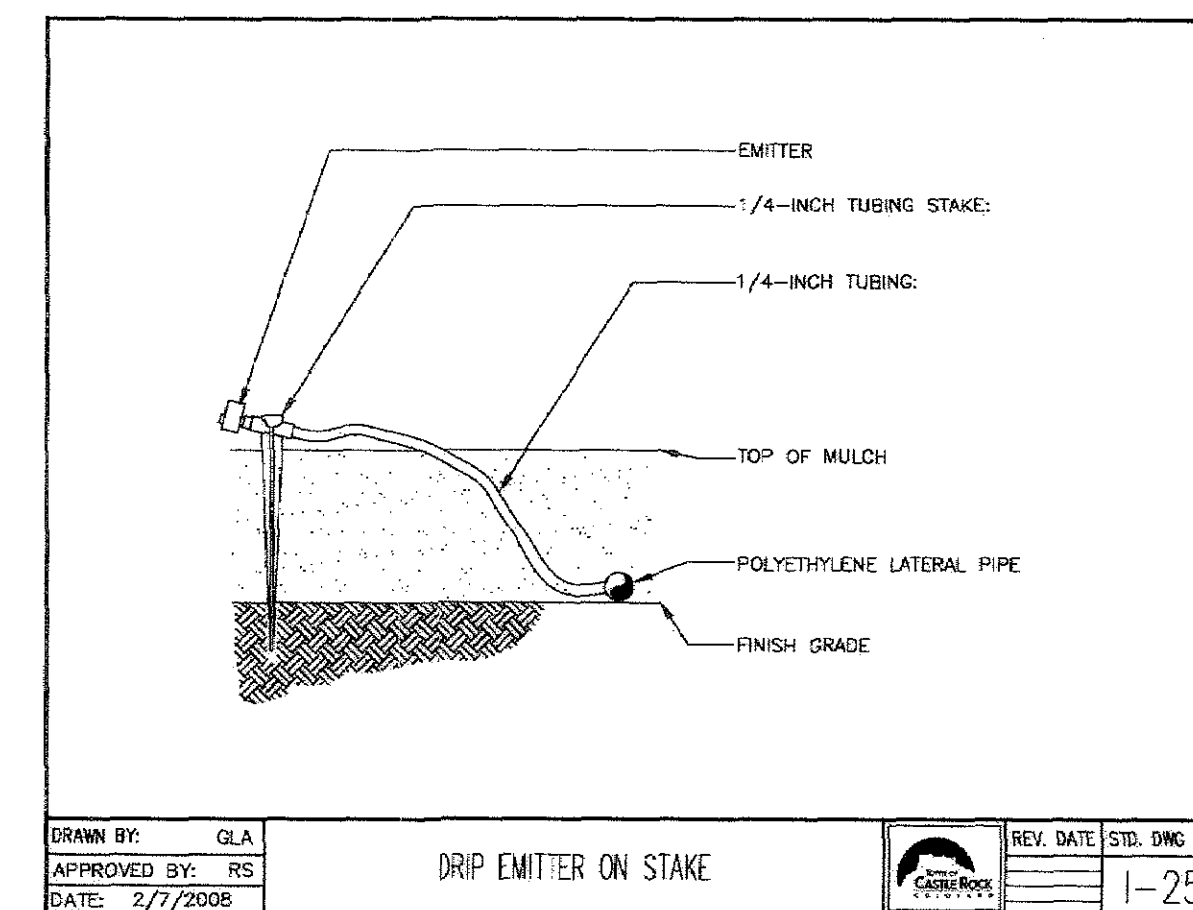
5 BACKFLOW PREVENTER



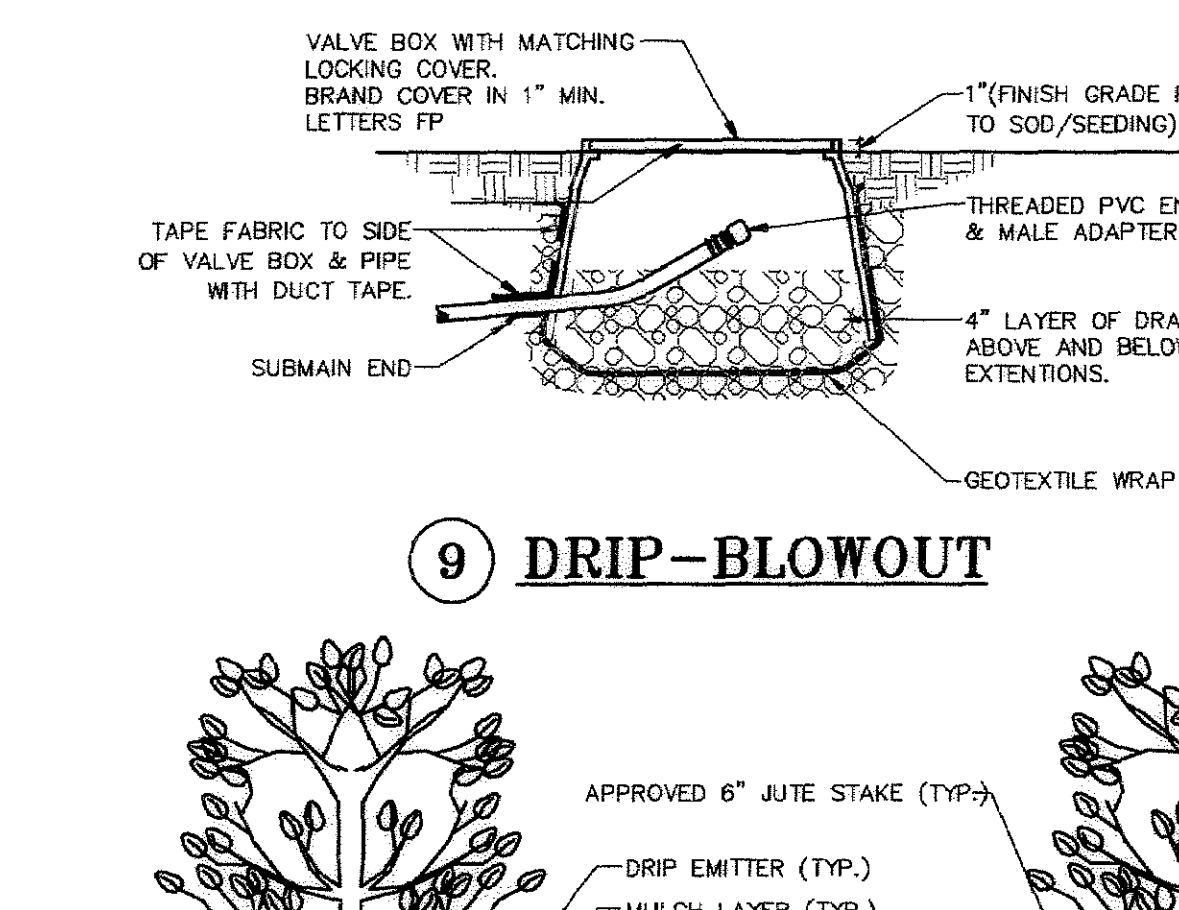
6 BACKFLOW ENCLOSURE



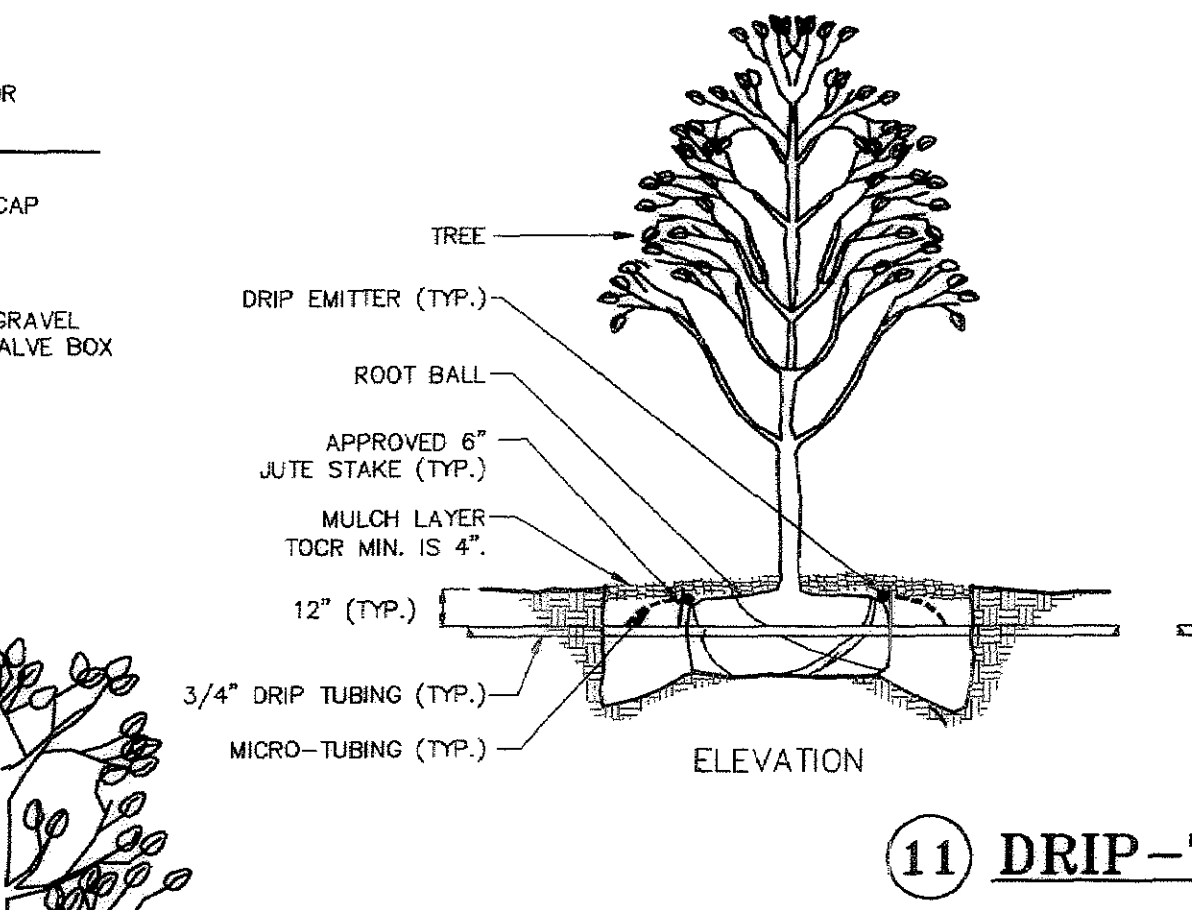
7 MAINLINE AND LATERAL TRENCH



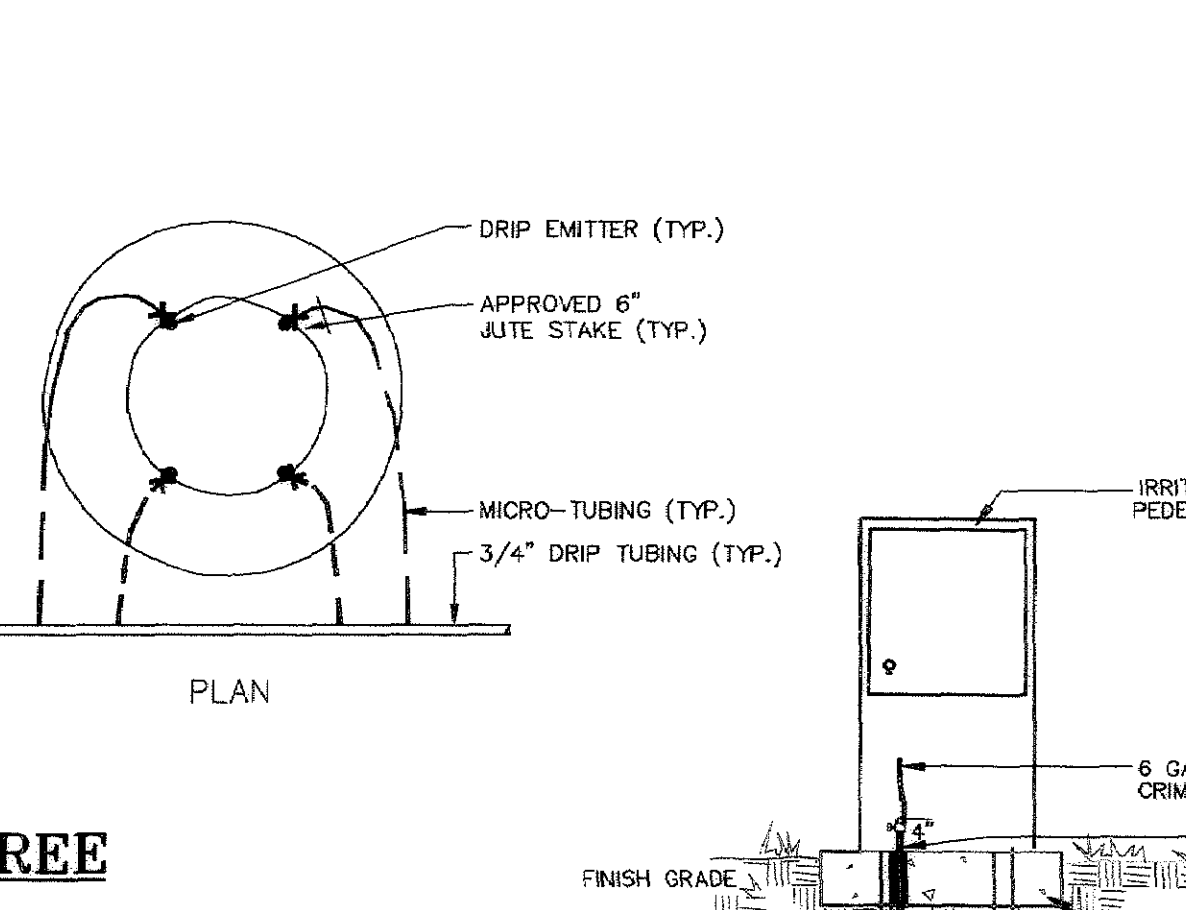
8 DRIP EMITTER ON STAKE



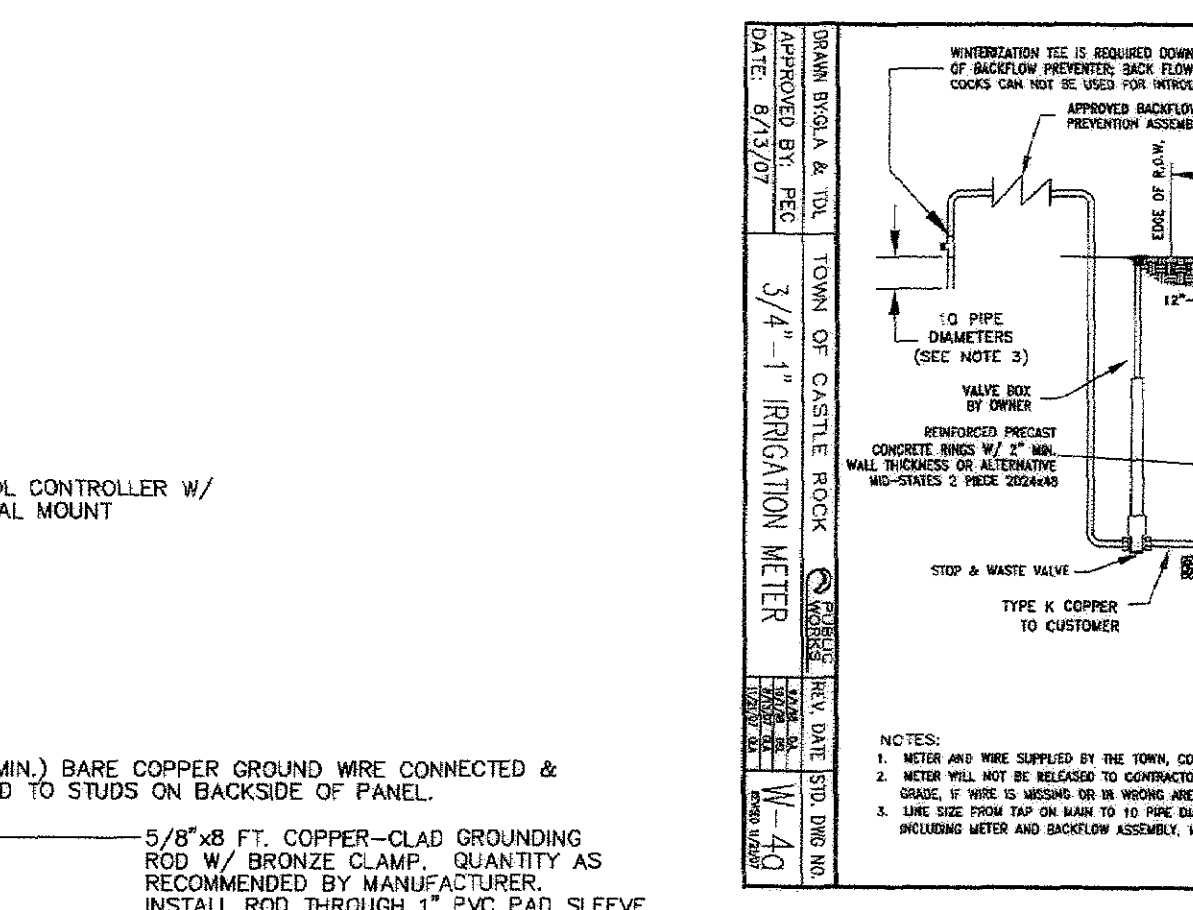
9 DRIP-BLOWOUT



10 DRIP-SHRUB



11 DRIP-TREE



12 PEDESTAL MOUNTED CONTROLLER

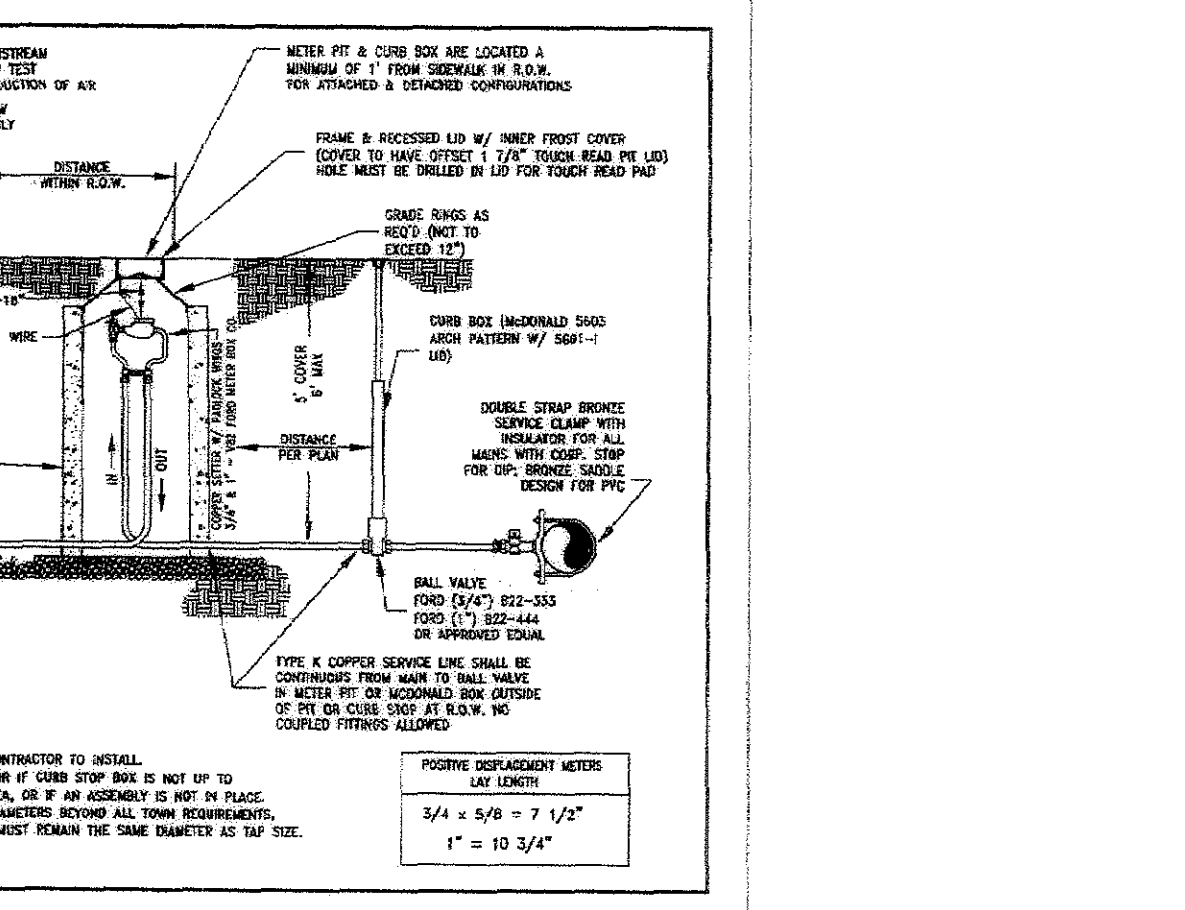
REDUCED PRESSURE ASSEMBLY REDUCED PRESSURE ASSEMBLY INSTALLATION REQUIREMENTS

- The reduced pressure assembly must not be installed in a place where it may be submerged under water.
 - There shall be no pit or vault installation unless there is a drain twice the diameter of the assembly to daylight. This could be a hidden vault where one side is open for drainage but would allow protection from freezing.
 - The "RP" shall not be installed in a vertical position unless there is specific approval from the Foundation for Cross-Connection Control and Hydraulic Research and the Town of Castle Rock for the particular make and model of device. As of this writing there is no such approval. Some manufacturers installation instructions indicate a vertical position is allowed. These should not be followed unless the above approval has been obtained from the Town of Castle Rock Utilities Department.
- Basement installation, although a form of pit, are allowed if the following conditions are met.
 - A drain large enough to allow the maximum flow rate of water the size of the "RP" is capable of discharging under twice (2x) the normal static water pressure for the system to daylight.
 - Some type of high water alarm system installed to notify personnel of a problem occurring in the case. AND/OR
 - No electrical components in the same general area of the assembly.
- Only factory supplied funnels shall be used to remove the periodic discharge from the assembly and the piping system must have adequate air gap at the termination of the run.
- Freezing weather and other climatic conditions must be taken into consideration when installing any back flow preventer outside of a protective enclosure.
- Flames of business that cannot be without a continuous supply of water must install a dual installation, that is two "RP" assemblies in parallel, on the main service line.
- Reduced pressure back flow preventers installed on dead end lines will take some special care. Fire lines are an example of this type of installation. When the main line pressure fluctuates, there will be a discharge from the "RP" relief line to stabilize the zone pressure, and if flow alarms are installed they may be activated. There are two ways to reduce this problem listed below:
 - A soft seated single check valve installed upstream or ahead of the "RP" unit will stop or reduce this problem without affecting the operation of the assembly.
 - A pressure regulating valve placed upstream or ahead of the "RP" assembly and set at a pressure of, or less than the lowest pressure drop that occurs.
 - Either of these options will create additional flow loss for the fire system and must be considered before actual installation is done.
 - This same method may be used on installations where great main line fluctuation becomes a nuisance on assemblies installed in buildings.

DRAWN BY:	DSL	TOWN OF CASTLE ROCK	PUBLIC WORKS	REV. DATE:	STD. DWG. NO.
APPROVED BY:	RS	REDUCED PRESSURE ASSEMBLY	WU-4		
DATE:	4/2/08				

IRRI DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN

IRRI DESIGN & CONSULTING, INC.
303-442-7027
303-865-8485 • FAX



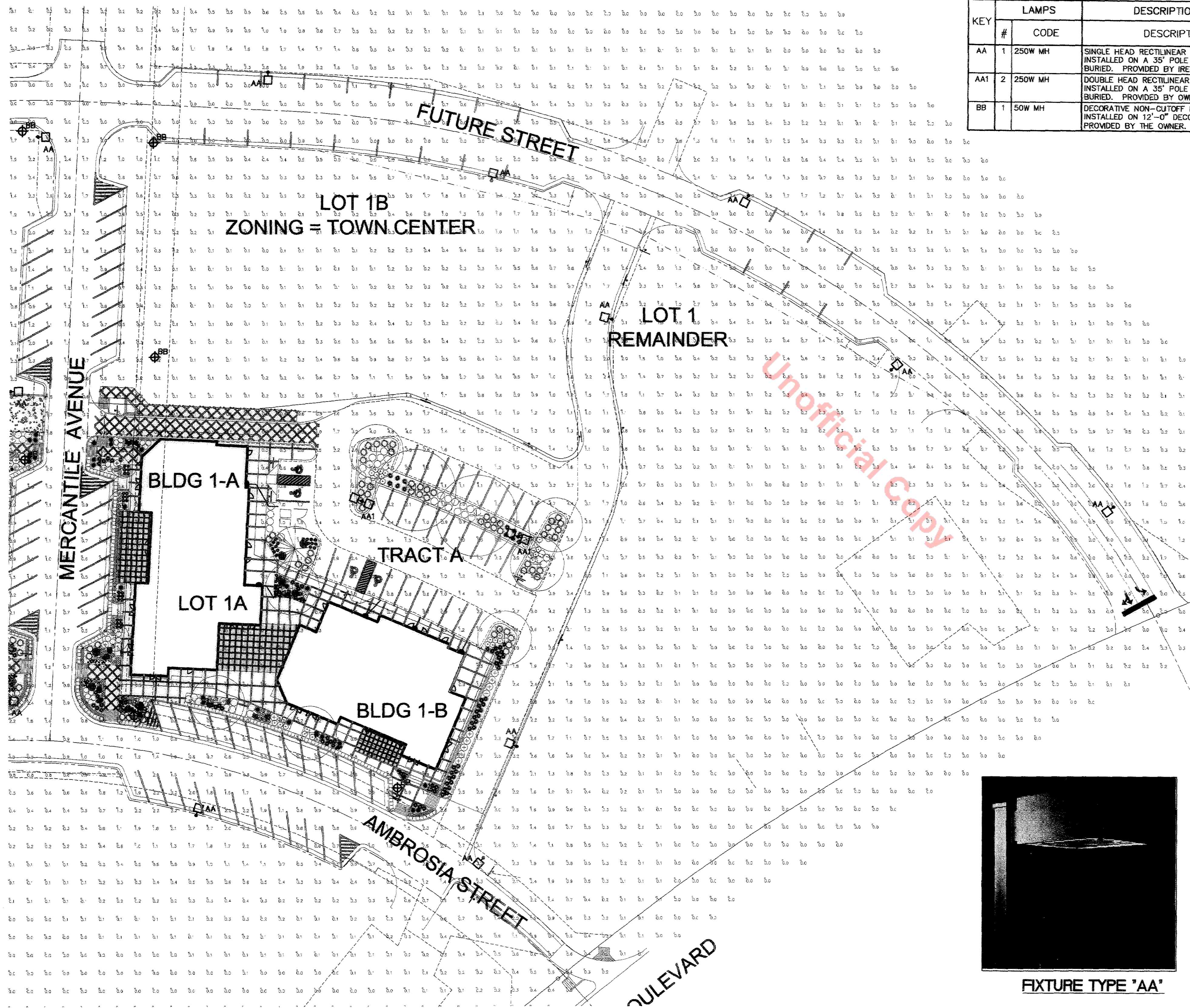
13 3/4" - 1" IRRIGATION METER

SUBMITTAL DATE: MAY 30, 2008
THE MEADOWS FILING NO. 20,
PHASE 1, AMENDMENT NO. 2
LOT 1A AND TRACT A, BLOCK 2
FINAL PD SITE PLAN
IRRIGATION DETAILS
SHEET 10 OF 11

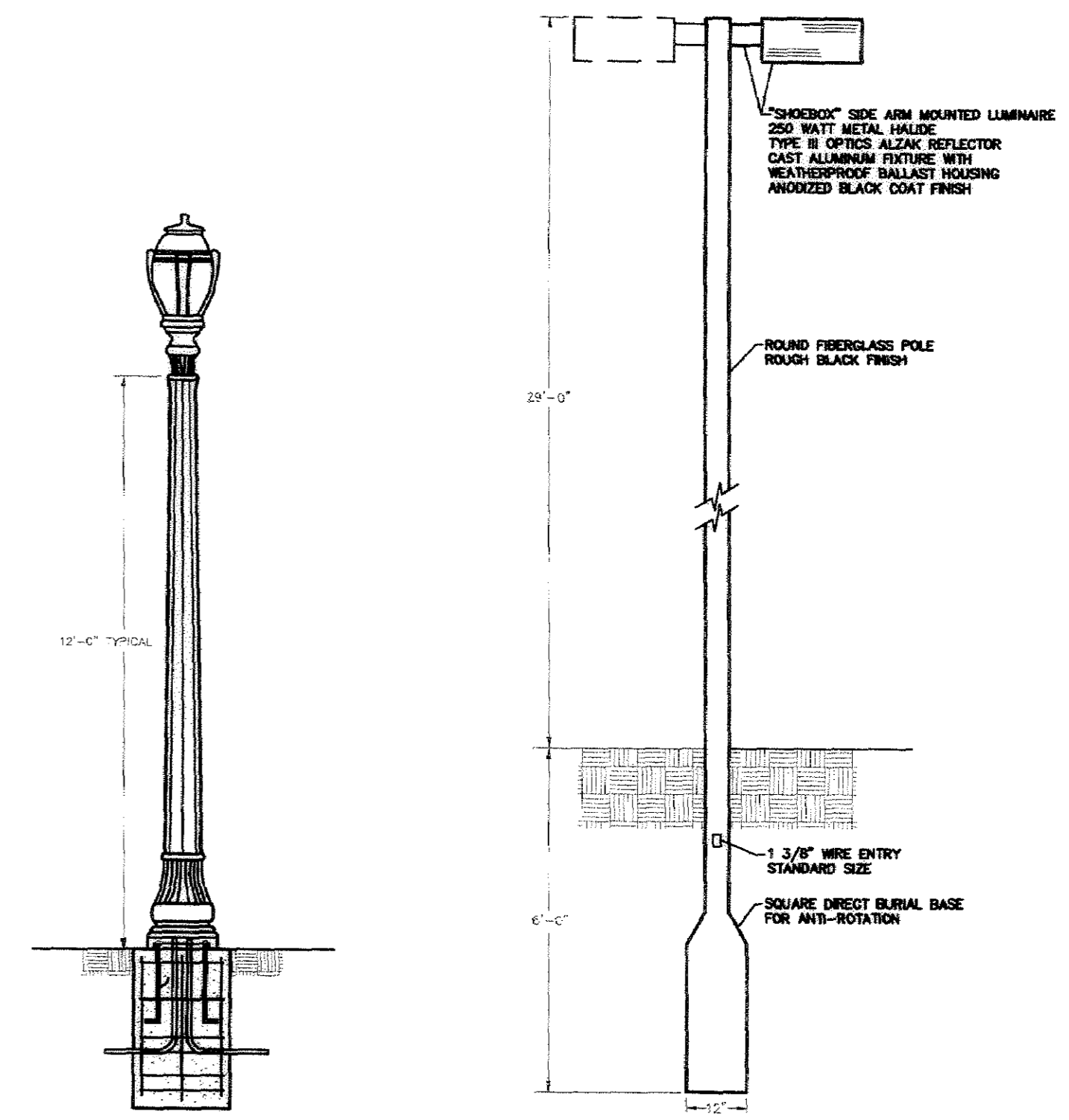
REGISTERED IRRIGATION DESIGNER:
Steve Nelson, TOCR CERTIFICATION # 8008

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 2 FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

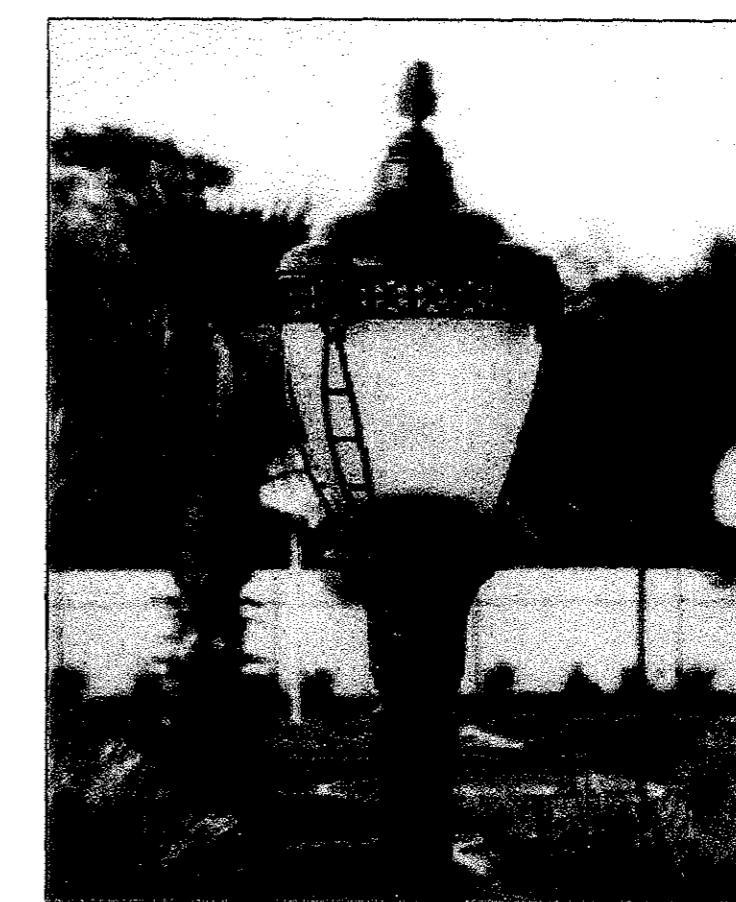


LIGHTING FIXTURE SCHEDULE											
KEY	LAMPS		DESCRIPTION OF LUMINAIRE		MOUNTING DATA			LUMINAIRE SPECIFICATIONS			
	#	CODE	DESCRIPTION	FINISH	METHOD	RECESS DEPTH	CEILING TYPE	MANUFACTURER	CATALOG NUMBER	LLF	LAMP LUMENS
AA	1	250W MH	SINGLE HEAD RECTILINEAR LUMINAIRE INSTALLED ON A 35'-0" POLE WITH 6' DIRECTLY BURIED. PROVIDED BY IREA.	BLACK	35' DIRECT BURIED POLE	6'-0"	N/A	DETERMINED BY UTILITY CO.	G18-2-3XL-150MH-120-BLP	1.0	20,800
AA1	2	250W MH	DOUBLE HEAD RECTILINEAR LUMINAIRE INSTALLED ON A 35' POLE WITH 6' DIRECTLY BURIED. PROVIDED BY OWNER.	BLACK	35' DIRECT BURIED POLE	6'-0"	N/A	TO MATCH UTILITY COMPANY	111EM-MT-32TRF-120-BLP	1.0	20,800
BB	1	50W MH	DECORATIVE NON-CUTOFF LUMINAIRE INSTALLED ON 12'-0" DECORATIVE POLE. PROVIDED BY THE OWNER.	TO BE DETERMINED	12' DECOR. POLE	N/A	N/A	SITESCAPE	GROSS POINT 3173 BP	1.0	3,400

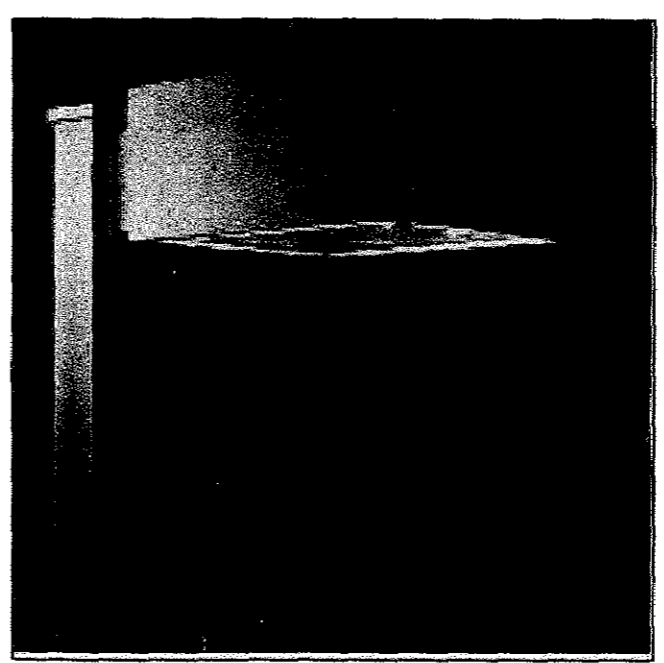


FIXTURE TYPE "BB"

FIXTURE TYPE "AA"



FIXTURE TYPE "BB"



FIXTURE TYPE "AA"

ROADWAY CALCULATION SUMMARY			
	MERCANTILE	AMBROSIA	FUTURE
AVERAGE:	1.3 FC	1.2 FC	1.28 FC
MAXIMUM:	3.0 FC	3.1 FC	3.0 FC
MINIMUM:	0.3 FC	0.3 FC	0.3 FC
AVG/MIN:	4.3:1	3.9:1	4.3:1
MAX/MIN:	10:1	10.3:1	10:1

The Szymski Group
Electrical Engineering & Lighting Design
The Szymski Group, Inc.
3046 S. Parker Road, Suite 225 Aurora, CO 80014
303.688.2852 Fax: 303.688.0512

SUBMITTAL DATE: MAY 30, 2008
THE MEADOWS FILING NO. 20,
PHASE 1, AMENDMENT NO. 2
LOT 1A AND TRACT A, BLOCK 2
FINAL PD SITE PLAN
ELECTRICAL SITE LIGHTING PLAN
SHEET 11 OF 11

